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Eastern Washington

June 25-July 1, 2026

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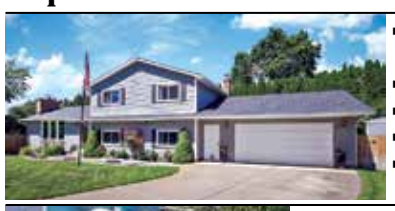

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38 GALLON FISH TANK
With solid wood stand, $200. Steel bunk bed set full size bottom, twin size top, like new, $500. Solid Oak dresser with mirror, $500. 509-537-8018 Kennewick

DRY BOX INC.
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27TH ANNUAL TOM BYRNE MEMORIAL CLINIC & RODEO
Saturday & Sunday, June 27 & 28, 10am each day, 1717 W. Dynamite Lane, Spokane. $300 per rider, horses may be provided for an additional fee. Saturday: Horsemanship, barrels & poles with Jim Parvin, additional barrel race Saturday night; Sunday: Memorial Rodeo & Queen tryouts, awards ceremony, buckles for beginners, intermediate, advanced & Sportsmanship Saddle. Lunch provided each day. For safety reasons, children under age 10 are not allowed to attend or participate. Call 509-385-7325 or email: r.byrne224@icloud.com

NORTH CENTRAL HIGH SCHOOL CLASS REUNION
Hosted by Class of '57. Saturday, June 26, from 11am-2pm at Corbin Senior Center, 827 W. Cleveland, Spokane. It's a pot luck so bring a dish to share. For more information please call, 509-328-4577 or 509-924-2808

LOVE BIRDS
$250. Cage 51x36x18, $175. Call or text, 509-537-8018 Kennewick

I DO HAULING IN THE SPOKANE AREA
Yard waste, apartment, house & garage clean-outs & more. Please call Terry, no texts. 509-796-4710 leave a message if no answer & I will call you back!

POST FALLS GUN SHOW
Saturday, June 27, 9am-6pm; Sunday, June 28, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClark-Trader.com Information, 208-553-8093

2017 CASE SV340 SKID STEER HIGH FLOW
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THERE'S STILL TIME TO ENJOY SUMMER AT THE LAKE!
Cute 10x22' cabin with covered porch at Clear Lake Pines Beach Club in Cheney. Insulated walls, kitchen cabinets, double sink, power & hook-ups for a stove & hot water. Includes a large 12x20' storage shed with power, plus an additional metal shed with power. Full hookups for motorhomes, shared 2 party well access & seasonal park water. Just a 5 minute walk to beach access, fishing dock, boat launch, swimming area & playground, $145,000. Call Rust Brown, 509-979-5886 Amplify Real Estate

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GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

SALES & AUCTION INDEX

SALES & EVENTS

June 20-28, 9am-5pm	Huge Spokane Valley Yard	Sale 6907 E. 2nd Ave, Spokane Valley
June 25 & 26, 8am-3pm	The Estate Company Estate Sale	1213 W. 20th Avenue, Spokane
June 25, 26, & 27 9am-3pm	The Estate People	1202 S. Starr Lane, Liberty Lake
June 25, 26, & 27 10am-5:30pm	Complete Store Close Out Sale! 50%-60%-70%	Off 1383 Hwy 395 S. Addy
June 25, 26, & 27 8am-3pm	Estate Sale By Julie	3605 N. Christensen Rd, Medical Lake
June 25, 26, & 27 9am-5pm	South Hill Family Estate Sale	2605 E. 57th Ave, Spokane
June 26 & 27, 10am-4pm	Spokane Valley Garage Sale	12611 E. 16th Ave, Spokane Valley
June 26 & 27, 9am-4pm	Man's Sale, Few Women's Things	322 E. B Street, Rockford
June 26, 9am-4pm June 27, 9am-12pm	North Spokane Yard Sale	6417 N. Cincinnati Street Space #1
June 26 & 27, 8am-5pm	Mead OCD Estate Sale	17303 N. Mt Spokane Park Drive Mead
June 26 & 27, 8am-5pm	Springdale OCD Estate Sale	4004 Hwy 231, Springdale
June 26 & 27, 9am-3pm June 28, 9am-12pm	Relic Estate Company Sale	8311 N. Standard St, Spokane
June 26, 27, & 28 8am-4pm	Yard Sale & Home Sale	16825 E. Scribner Rd, Spokane
June 26, 8am-3pm June 27, 8am-2pm June 28, 9am-12pm	Sale By Martin	7225 N. Valerie, Spokane
June 27, 9am-4pm	Spokane Valley Garage Sale	15815 E. Longfellow Spokane Valley
June 27, 10am-2pm	Cheney Estate Sale	12905 W. 2nd Ave, Cheney
July 2, 3, & 4, 9am-5pm	South Hill Family Estate Sale	2605 E. 57th Ave, Spokane
July 11, 9am-3pm	Lincoln County Flea Market	1601 Morgan St, Davenport

AUCTIONS

June 25, 12pm	Okanogan	Randy's Towing	#5244 2135 Elmway
June 26, 12:30pm	Spokane Valley	Recovery Masters Washington	13417 E. Trent
June 26, 12pm	Spokane Valley	Reliable Towing East Auction	13417 E. Trent
June 27, 11am	Cashmere	Abandoned Vehicle Auction	200 Tichenal Rd
June 28, 12pm	Airway Heights	Owens Auction	1514 S. Flint Rd
July 1, 12pm	Spokane Nelson's Towing Auction	808 E. Houston Ave	401 F St SW, Quincy
July 1, 10:30am	Chelan	Auction at Big Valley Towing	105 Beebe Bridge Rd
July 2, 12pm	Okanogan	Randy's Towing #5244	2135 Elmway
July 3-8	Online	Another Huge Online Auction	AuctionNorthwestLLC.HiBid.com

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Paul Delaney has been writing about Motorsports in the Pacific Northwest since 1976. He welcomes learning about your racing accomplishments.

SALE BY MARTIN
Friday, June 26, 8am-3pm; Saturday, June 27, 8am-2pm; Sunday, June 28, 9am-12pm. 7225 N. Valerie, West of Indian Trail Road, West on Weile. There will be sofas, electric piano, king & full bed, dressers, washer & dryer, dining room table & chairs, TVs, electronics, curio cabinet, musical interments, kitchen items, linens, books, outstanding women's & men's clothes, shoes, office equipment, dishes & glassware, 1999 Ford Ranger pickup, snowblower, lawnmower, lawn furniture, yard & shop tools, ladders, model airplanes, holiday decor, lots of miscellaneous. 509-953-0844

THE ESTATE COMPANY ESTATE SALE
1213 W. 20th Avenue, Spokane, between High Drive & Lincoln Street. Thursday & Friday, June 25 & 26, 8am-3pm. Immaculate, charming South Hill Sale! Furniture: mid-Century modern Lane end tables, mid-Century modern table lamps, loveseat, leather La-Z-Boy recliner, Bassett dining room table, china cabinet, queen bed with Tuft & Needle mattress, queen adjustable Tempur-Pedic bed, Dixie dresser, Bassett dresser, Stanley vanity, night stands, leather bench, velvet wingback chairs, rattan kitchenette table & chairs, roll top desk, computer desk & chair, marble pedestal table, bookshelves, mirrors, lamps, plant stand, coat rack. Home & Decor: Onkyo tune amplifier & turntable, Teac cassette deck, ADC sound shaper equalizer, Speakerlab, Turkish rugs, oriental runner, Vizio TV & stand, books, CDs, vinyl records, vintage singer & Alta sewing machines, Fiestaware dishes, Sunbeam mixer, Corningware, Cutco knives, Pyrex, cast iron pot, glassware, Mikasa & Sango china, Orek vacuum, roaster oven, copper nesting balls, pottery barn clock. Art: Two Mel McCuddin, Fred Horton, Thomas Kincade, Sietse Wiersma, Framed Bloomsday Posters, Navajo Sand Painting. Outdoor: Stihl gas BR430 backpack blower, Stihl battery lawnmower/ hedger/ weedeater, Greenworks battery snowblower, bike rack, gorilla garden cart, shelving, hand & yard tools, Craftsman toolbox, ProAir air compressor, dolly, car ramps, cargo bars, yard art, chimes, composite Adirondack chair, patio table/ umbrella, bird baths, pots. Other: Estee Lauder compact collection, watches & bagged jewelry, Christmas. 2014 Mini Cooper Countryman S Model Turbo. Home is also for sale! Pictures at www.HomesByNichols.com Tom, 509-475-1313

CRAFTY VINTAGE FAIR AT CLAYTON FAIRGROUNDS
Saturday, June 27, 10am-6pm & Sunday, June 28, 10am-4pm. 4616 Wallbridge Road, Clayton. Vendors include vintage, crafts & personal vintage collections, with food too! Free admission as event planners wanted you to have more cash for the good stuff!

9TH ANNUAL JACKED UP BIG SHOW
Saturday, July 18, 11am-7pm at Hillyard Skate Park, 6018 N. Regal, Spokane. Vital support, funding initiatives, building repairs, patriotic activities, advocacy for our local veterans. Texts only please, 509-426-3854 Spokane

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

THE ESTATE PEOPLE
1202 S. Starr Lane, Liberty Lake, Thursday, Friday & Saturday, June 25, 26 & 27, 9am-3pm. Subaru, snowmobiles, racing memorabilia, household, artwork, John Wayne & more!

LINCOLN COUNTY FLEA MARKET
Saturday, July 11, 9am-3pm, at the Lincoln County Fair & Event Center 1601 Morgan Street in Davenport. Food available in the dining hall. Got stuff to sell & want to be a vendor? Large Indoor & outdoor spaces for only $25! Call or text, 509-900-7213 Lincofleamarket@gmail.com www.lincofleamarket.com

RELIC ESTATE COMPANY SALE
Explore an extensive collection of items at this sale in Northside Spokane. This estate sale encompasses household necessities, tools, sportsman hunting equipment, & unique collectibles. Friday, June 26 & Saturday, June 27, 9am-3pm; Sunday, June 28, 9am-Noon. 8311 N. Standard Street, Spokane, 99208. We accept most credit cards, debit cards, Google Pay, Cash App, most digital payment apps, we do not accept Venmo or checks. Northside Estate sale offering a diverse range of items, including a dining table & chairs, king sized bed, queen bed dressers, side table, a comfortable leather recliner, 19th Century Victorian style parlor armchair, vintage style velvet lounge chairs, bookcases, TV stands, office chairs, desks, mid-century French Provincial armchairs, foot stool, coffee table, lamps, Victorian style 5-tiers corner shelf, mid-century Laz-E-Rest adjustable foot stool, mid-Century credenza, oak pedestal dining table with claw feet, & much more furniture. Kitchen table with white spindle back chairs, rugs, pots & pans, dinnerware, crystal glassware, microwave, cast iron pans, dish set, coffee pots, vases, inversion table, folding treadmill, washer/ dryer. Camo clothing, rife scopes, binoculars, rife rest, arrows, rifle bluing, black powder, reloading equipment with dies, ammo, primers, knifes, firearm cleaning set, targets, vintage military storage trunk, aviation headset, vintage pipes, vintage humidor, cigar boxes & much more to see. Vintage women's clothing, blankets, pillows, towels, shoes, jewelry, tools, outside table & chairs, file cabinets, sewing machine, Serger, sewing supplies, outdoor lawn tools & supplies, vacuums, holiday decor, fans, & other miscellaneous household items!

GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

INLAND NORTHWEST RAIL MUSEUM IS OPEN FOR THE SEASON!
Open Thursday, Friday, Saturday & Sunday, 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

ABANDONED VEHICLE AUCTION
Saturday, June 27, 2026, 11am. Viewing starts at 10am. B&T Towing, 200 Titchenal Road, Cashmere, Washington

YARD SALE & HOME SALE
Friday, Saturday & Sunday, June 26, 27 & 28, 8am-4pm. 16825 E. Scribner Road, Spokane. Ford 1710 loader with backhoe, 1990 Bayliner boat, contemporary & antique furniture, kitchen equipment, office equipment, desk, TVs, & generator. Tiered sale, price as marked Friday, 50% off Saturday, Sunday everything must go, all offers considered!

NELSON'S TOWING AUCTION
Wednesday, July 1. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. Listing: 2013 Nissan Pathfinder, white; 2001 Acura 32CLCP, black; 2025 Tesla Model 3, white; 2011 Ford Taurus, silver; 2007 Chevrolet Aveo, silver; 2005 GMC Yukon, white; 2014 Ford Fusion, blue; 2003 Dodge Neon, red; 2001 Volkswagen Jetta, black; 2007 Jeep Liberty, silver; 2005 Lincoln Aviator, black; 1996 Dodge Stratus, white; 2005 Honda CRV, blue; 2008 Nissan Versa, red

ESTATE SALE BY JULIE
Thursday June 25, Friday June 26 & Saturday June 27, 8am-3pm. Saturday only, large items half price & fill a bag for $10. 3605 N. Christensen Rd, Medical Lake. You don't want to miss this huge estate sale & total liquidation! Everything must go, 2 outbuildings, large shop, studio, 2 car garage & whole house. Many items around buildings & in house as well. Bedroom furniture, recliners, bookcases, multiple china hutches, chest freezer, very full kitchen, boat & trailer, fishing, camping, canning, craft making, 2 smokers, bbq, composter, 2 double beds, quilts, bedding, boxing bags & boxing equipment, shed full of tools, shelving, yard tools, flower pots, lawn mowers, edgers, barrister bookcases, lots of scrap, lamps, chairs, kitchen table & chairs, wing back chairs, vacuums, cleaning supplies, full bathroom, outdoor furniture, wrought iron table, bedding, towels, collectibles, knick-knacks, office supplies, knitting, sewing, quilting, fabric, tool boxes, generators, clothing & desk. Too much to list!

WE BUY BOOKS! MODERN TO ANTIQUE
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

SPOKANE VALLEY GARAGE SALE
Friday, June 26 & Saturday June 27, 10am-4pm. 12611 E. 16th Ave. Tools, Snap-On tools, tool chest, die cast toys, cast iron toys, car parts, belt buckles & miscellaneous items

YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

POST FALLS GUN SHOW
Saturday, June 27, 9am-6pm; Sunday, June 28, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClarkTrader.com Information, 208-553-8093

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Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

MAN'S SALE, FEW WOMEN'S THINGS TOO IN ROCKFORD
Friday & Saturday, June 26 & 27, 9am-4pm. 322 East B Street, Rockford. Variety of tools & gadgets some clothing, & a few odds & ends!

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, July 2, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2012 Ford Fusion CVZ21-33, #3FAHP0JG8CR382-234; 2001 Mitsubishi Eclipse CU7633, #4A3AC-54H21E114317

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AUCTION AT BIG VALLEY TOWING
105 Beebe Bridge Road, Chelan. Wednesday, July 1, viewing 9:30am-10:30am, auction at 10:30am. 5 vehicles, RTTO# 13245. 509-682-1600

FARMERS MARKET STARTS JUNE 7 EVERY SUNDAY 11AM-4PM
Clayton Community Fair Grounds, locally grown, raised & made; plants, produced soaps, jewelry, wood items, coffee beans & so much more; lunch & ice cream available

NORTH SPOKANE YARD SALE
Friday, June 26, 9am-4pm; & Saturday, June 27, 9am-12pm. 6417 N. Cincinnati Street, Space #1

CHENEY ESTATE SALE
12905 W. 2nd Ave, Cheney, near Four Lakes. Saturday, June 27, 10am-2pm. Lots of military memorabilia, Challenge coins, large collection of toy military tanks & GI Joes, extensive collection of civil war books & magazines, records & players, Laredo & Red Depression glass, antique & vintage furniture, chef knives, reloading equipment, tools, camping, survival food, & more!

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Matched pair La-Z-Boy swivel rocker recliners, GE dryer, glider rocker with ottoman, 2 door pantry cabinet, garage & shop shelves, love seat hide-a-bed, small RV size recliner, Lane cedar chest, bedroom sets, beds, dressers, patio table with 6 chairs, painted furniture, area rugs. Visit our store full of ideas today! Red Barn Second Hand, 490 W. 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm. 509-684-8995

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ANOTHER HUGE ONLINE AUCTION
Be sure to preview & register, AuctionNorthwestLLC.-HiBid.com Preview days Thursday through Saturday, July 2-4. Bidding Friday, July 3 through Weds, July 8. Antique Coca-Cola ice chest with 8 six pack Coca Cola bottles & Coca Cola picture, antique Coca Cola carousel horse, vintage amphibious Army utility vehicle, boats/ jet skis, 1975 Chan MC replica motorcycle with side car, more! We strive to provide a great experience & trusted service to both consigners & buyers, we are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.-com or call 208-994-6003

GOLD & SILVER COINS
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

SPOKANE VALLEY GARAGE SALE
Saturday, June 27 9am-4pm, 15815 E. Longfellow. Craftsman grinder, 1/3hp motor on stand, Black & Decker Sabre saw, attachments & metal carrying case; soldering guns, tips & solder, 11 piece hex nut driver set, Stanley hand drill with 8 bits, hand saws, miter box with saw, squares, hammers, screwdrivers, pliers, wrenches: crescent, open end, box end, chain; Torque wrench, allen wrenches, rivet tool & rivets, pry bars, punches, chisels, nail sets, socket sets both US & Metric. Large metal tool chest with 3 drawers & storage space on rollers, smaller metal Snap-On tool chest, ca 1940's Weber gas grill. Cash only

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The Triumph Building off Hwy 2 next to the Rusty Moose

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SUNDAY, JUNE 28, 12 Noon
Preview: Saturday, June 27, 10am-2pm | Sunday, June 28, 11am

ESTATE AUCTION
Spectacular Collections!! New Estates Plus More From Our Ongoing Lifetime Estate Collections.
Quality Furniture, Furnishings & Home Decor; Antiques/Collectibles; Fine Art; 10 Bronze Sculptures; Tiffany Style Bronze Lamps; Western Art; Neon Beer Signs & Mirrors, 1940's Mills Slot Machines; Seeburg Select-o-Matic 100 Juke Box; 6' Steiff Elephant; Exquisite Jewelry; Sterling; Native American Beadwork & Clothing; Navaho/ Totemic/Pendleton Blankets; Swords; Living/Dining/Bedroom Sets; Leather; Taxidermy including Cougar, Deer, Moose, Elk, Salmon, & Bear; Art Glass; BOEHM Porcelain Birds; Advertising; Clocks; Pocket Watches; Morgan & Peace Silver Dollars/American Silver Eagles/ Proof Sets/Unc 25 cent State Rolls; Waterford; Fenton; More Art - Flett, Doolittle, Kincaid, Chagall, Lowrey, Clymer, Powell, Harley Brown, Sergio Garval, Magnificent Burled Wood Table Set; Country; Stoneware;The list goes on and on with many surprises!!

UPCOMING ESTATE SALE
Thursday & Friday, July 9 & 10, 9am-3pm
Priced & Ready to Sell! A Tag Sale of Over 10,000 Square Feet of Quality Estate Personal Property
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15% Buyers Premium w/ Card • 3% Discount w/ Cash, Check • WSL #22 • Concessions Available

SOUTH HILL FAMILY ESTATE SALE
Thursday, Friday, Saturday, June 25, 26, 27 & July 2, 3 & 4, 9am-5pm. 2605 E. 57th Ave, Spokane. 60 years of collecting, 8x40' water tight shipping container, 8hp Troybilt horse tiller, compact Kubota B7100 tractor, one large & one small chest freezer, refrigerator, kitchen stove, snow blowers, 5x8' utility trailer, & many other items!

PREMIER AUCTION CENTER HAS AN ONLINE AUCTION THIS WEEK!
Check the website for details, a complete listing & pictures, PremierAuction-Center.HiBid.com Also, mark your calendars for our monthly live auction, Friday, July 10. As always, keep up to date on our upcoming auctions with the information on our website,www.PremierAuctionCenter.com

ANOTHER HUGE ONLINE AUCTION
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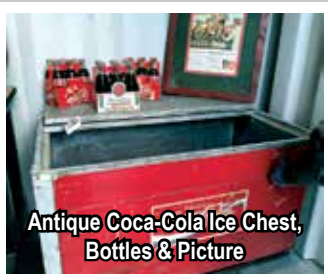
BIDDING FRI, JULY 3 - WED, JULY 8
Preview Days Thursday, Friday, Saturday, July 2-4
AuctionNorthwestLLC.HiBid.com


Antique Coca-Cola Ice Chest, Bottles & Picture

Antique Coca-Cola Carousel Horse

1975 Chan MC Replica w/ side car

Antique Coca-Cola Ice Chest w/ qty8 - 6 pack coca-cola bottles & Coca-Cola picture
Antique Coca-Cola Carousel Horse • Vintage Amphibious Army Utility Vehicle • Boats / Jet skis
1975 Chan MC Replica Motorcycle w/ side car

Vintage Amphibious Army Utility Vehicle

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Boat

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GARAGE/ ESTATE SALES & EVENTS

JULY 4TH FUN FROM DISCOVERY SHOP
Shop for clothing, accessories, jewelry, seasonal items, housewares, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

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Vintage & Collectables at Great Prices!
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SPRINGDALE OCD ESTATE SALE
Friday, June 26 & Saturday, June 27, 8am-5pm. 4004 Hwy 231, Springdale. This sale is one we've been talking about! This farm sale is amazing, lots of antiques & collectibles, galvanized buckets, rose barrel, McCoy, milk glass, huge collection of tea pots, coffee pots, vases, glass from around the world, metal trucks & cars, handmade wooden vehicles, beautiful antique furniture, pie safes, arm chairs, wing back chairs, couches, bed frames & headboards, amazing clothing & shoes, name brand purses. Fabric, fabric & more fabric, one whole room of fabric! One room full of sewing notions & machines. Vehicles for sale, outdoor furniture, you name it, I think we have it! Partial digger sale, too much to put out. Bring your own muscle.

MEAD OCD ESTATE SALE
Friday, June 26 & Saturday, June 27, 8am-5pm. 17303 N. Mt Spokane Park Drive, Mead. This amazing property is full of many surprises. We have a Kubota side by side with dump bed, low hours & low mileage. Flat bed trailer with ramp, farm equipment, lawn equipment, western saddle & tack, large garden pots & garden tools, huge shop full of tools, tool boxes, power tools, hand tools, 2 brand new bikes & patio furniture. Inside the house is exercise equipment, beautiful king size cherry wood bed, dressers, armories, gorgeous like-new leather furniture, curio cabinets, secretary, dining room table, tv consoles, tvs, lots of numbered carousel horses, knick-knacks, glassware, crystal, china, silverware, canning supplies, name brand clothing, shoes & purses, library full of books, nice wing back chairs & arm chairs, electronics & much more!

COMPLETE STORE CLOSE OUT SALE! 50%--60%-70% OFF
Storewide! Thursday, Friday & Saturday, June 25, 26 & 27, 10am-5:30pm. Small cabinets & shelves, display curio shelving, hand & power tools, sockets, miscellaneous electric motors, small boat motors, housewares, bake ware, dishes, pots & pans, home decor, collectables, figurines, linens, bedding, puzzles, books, fireplace heat exchanger, gallon jugs for wine making, clothes, the list goes on! Many items sold by the box or bundle, deep discounts, need the building cleared out! Credit card or cash. Addy Second Hand, 1383 Hwy 395 S. Addy, see you there!

STOCKLAND LIVESTOCK AUCTION
All classes of cattle sell at each sale most Mondays at 11am. Continuing the tradition of the free market in the American West. Accepting animals on the Sundays preceding sale days, 1505 12th, Davenport. Stocklandlivestock@gmail.com or call 1-800-372-6845, Sale day: 509-725-1101, Kale: 509-703-3981

WE STILL HAVE LOTS OF DIECAST INVENTORY & WE NEED TO MAKE
Room for new! Over The Moon Relics is bringing in more Pressed Steel & Diecast! Our sale continues through Saturday, June 27 with multiple items discounted! 25% to 50% off Danbury & Franklin Mint. Johnny Lightning, Matchbox, & Hot Wheel blisters are 15% off. Tonka Jeeps are on sale for $45 each & Atlas Dinky vehicles are $5 off. We gotta clear out the existing for more fresh to move in! We look forward to seeing our diecast collectors in the store, you are not going to want to miss this event! Thank You for your unwavering support of our small shop & for being a member of our store family! Our regular hours: closed Monday; Tuesday to Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm & Sunday 1pm-4pm. See you soon! 604 W. Garland Avenue, Spokane. 509-998-7660

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Senior Center DANCE CALENDAR
for Members & Guests

FRIDAY, JUNE 26
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Theresa Edwards**
North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music 5pm-7pm by **After Dark Band**
Music 7pm-10pm by **Stage Coach West**

MONDAY, JUNE 29
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, JUNE 30
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **Don Sellers**

WEDNESDAY, JULY 1
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music 7pm-10pm by **Rusty Jackson**
Hillyard Senior Center - *4001 N. Cook St., Spokane*
Music 1pm-3pm by **Jerry-At-Tricks**

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NORTH CENTRAL HIGH SCHOOL CLASS REUNION
Hosted by Class of '57. Saturday, June 26, from 11am-2pm at Corbin Senior Center, 827 W. Cleveland, Spokane. It's a pot luck so bring a dish to share. For more information please call, 509-328-4577 or 509-924-2808

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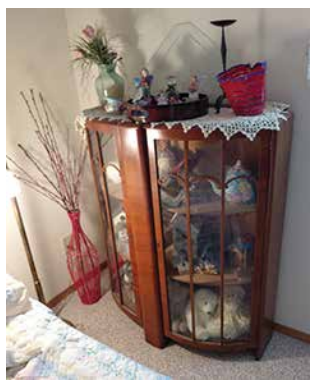
Scrap gold, jewelry & diamonds? Call Coins Plus for the highest prices in the area! We buy & sell. Coins Plus, 509-444-0044 3201 N. Division, Spokane. www.CoinsPlus.com



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DO YOU KNOW A BLIND OR LEGALLY BLIND PERSON?
Have them attend a Day Out For The Blind Event. We are looking for blind or legally blind folks in our area. Our purpose is to help enhance the quality of life for the blind & the legally blind, we offer transportation to & from our facility, within set boundaries. We meet from 9:30am to 1pm every Friday. Come & meet new people! We have dancing with a live band, birthdays are celebrated once a month, lunch is served twice a month, otherwise bring a sack lunch. We play bingo for the blind after lunch, no membership dues. For more information, please call 509-484-8082 Spokane

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OPERATION DOG TAG PROVIDES COMBAT VETS WITH EMOTIONAL
Support dogs. We are a non-profit organization dedicated to training dogs for combat vets. Then in turn training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. For more information & ways you can help, please call Joe, 509-276-4364

I BUY OLD STEREOS! LOOKING FOR RECEIVERS, TUNERS, AMPS
Cassette decks, reel-to-reel, turntables, speakers, boomboxes, etc. Call or text with pictures, save my number! 208-691-1073 Post Falls

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Need host homes. Do you have a spare room with bathroom access & some kitchen space? Because There is Hope is looking for Host Homes to help Cancer patients having treatment in Spokane. You don't need to provide any care or transportation. These patients just need a place to stay while they attend their appointments & have treatment. Please visit our website for more information, www.BecauseThereIsHope.org or call 509-435-2143. Thank you!

LOOKING FOR PEOPLE WHO HAVE BEEN THROUGH FOSTER
DCYF, CPS, APS & Juvenile Court System. Wanting to interview people to share your story and help fix the broken system. Contact me at WeR4everydaypeople@proton.me

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SENIORS NEED HELP FEEDING THEIR PETS
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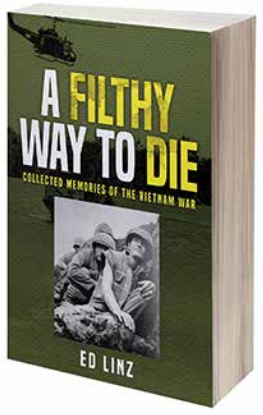

A FILTHY WAY TO DIE: COLLECTED MEMORIES OF THE VIETNAM WAR
Mr. Linz interviews over 60 veterans who served in various assignments during the Vietnam War, on the ground, in the air, on the rivers & canals, & at sea off the coast. It also contains a discussion of how the U.S. became involved. Available from your local bookstore or Amazon. Signed copies available from www.-EdLinz.com

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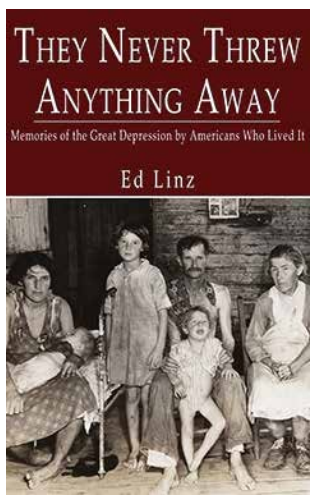

THEY NEVER THREW ANYTHING AWAY
Memories of the Great Depression by Americans who lived it. Contains interviews Mr. Linz did in the late 1990's including one with Walt from Walt's Pickups on Sprague in Spokane & others from the Pacific Northwest. This book can be ordered from your local bookstore or Amazon.com, or directly from www.EdLinz.com $20 retail

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For old vintage guitars! Gibson, Fender, Martin, Grecsh, Rickenbacker, Epiphone, etc. 1930's to 1980's. Top dollar paid. Call 866-433-8277

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Vintage slot machines, jukeboxes, advertising signs; Coca Cola machines; service station items (gas pumps & advertising). Also buying 1916 -1985 Washington & Idaho license plates, pairs or singles in good/ fair shape. Call 509-926-9266 or 509-999-9855, dlee40@comcast.net Spokane

INVENTOR IS LOOKING FOR INVESTORS AND OTHER PROFESSIONALS
That can help with bringing patented rehabilitation medical device to the market. For more info go to www.RehabWalker.com or email EugeneKalinowski@gmail.com or call/-text 208-304-8878 (John 3:16)

CASH FOR WATCHES
Buying men's wristwatches. Honest, discreet collector paying cash for Omega, Rolex, Seiko, etc.; also buying watchmaker tools, parts, broken watches. Dan 509-220-1878

PLEASE NOTE
When responding to a blind box in our paper, please include the 2 letter Box designation before 'c/o The Exchange' so we know who to give it to. Thank you, Exchange 509-922-3456 with questions

LOOKING FOR GOOD CLEAN USED APPLIANCES?
We have fridges, freezers, washers & dryers, & everything is warrantied! Lowest prices in Spokane! Fridges start at $250, Ranges, $199, great selection. Delivery available, family owned since 1999. 3405 E. Sprague, Spokane. 509-534-2896

DON'T LOSE POWER THIS YEAR! GET A WHOLE HOUSE
Generator installed! Eagle Electric is your local Generac dealer! Don't stumble in the dark when the lights go out, be prepared! Sales, service, installs, free consultations! Eagle Electric, #EAGLEEL-786K6. Call or text, 509-979-0299 Spokane

SPOKANE VALLEY CITY COUNCIL | TUESDAY, JUNE 23, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance and approval of the following meeting agenda. Councilmember Merkel was excused from the meeting.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – Consent Agenda

The Council unanimously approved the consent agenda, which included vouchers for paying city expenses, payroll and minutes from the April 21, 2026, April 28, 2026, May 5, 2026, May 19, 2026, May 26, 2026, and June 2, 2026, Council meetings.

#2 – Resolution 26-007: School Zone Speed Limit Modifications

As part of a periodic review of school zone locations relative to state codes, school locations, and roadway characteristics, staff identified several existing school zones for revision or elimination and three school zones for new implementation. An administrative report on this topic was presented to the City Council at the May 19, 2026, meeting.

A motion to approve Resolution 26-007 repealing and replacing Resolution 24-010 and amending the Master Speed Limit Schedule passed unanimously.

#3 – Public Safety Director Position

The Council has discussed this item as part of the 2025 and 2026 budget development process in addition to discussions at the February 2026 Winter Workshop and June 2026 Budget Workshop.

In 2025, the City Council created a Public Safety Coordinator position, but due to revenue constraints and increasing personnel costs in other city services, the position was not funded in the 2026 Budget and the position remains unfilled. The City Council has stated that public safety is its top priority and 65% of the 2026 city budget is allocated to public safety services. At the June 2026 Budget Workshop, the Council gave consensus to bring this funding discussion back for Council consideration. Staff provided information on:

- Nine interlocal agreements that currently provide for all public safety services within Spokane Valley, including Animal Control, Detention Services, District Court, Emergency Management, Law Enforcement, Sheriff's Community Oriented Policing Effort (SCOPE), Spokane Regional Emergency Communications (SREC), Pretrial Services, Prosecutor Services, Public Defender and Probation.
- Despite being the largest group of city services by cost, the City has no internal Public Safety Department or dedicated public safety city employees
- Increasing workload for public safety issues due to significant changes at the state and regional level
- The Council recently identified renegotiation of the Law Enforcement agreement and analysis of law enforcement alternatives within the existing budget as a top initiative, which will be extremely time-intensive
- Proposed Public Safety Director job description and responsibilities
- Proposed costs for salary, benefits and equipment for the Public Safety Director position

A motion to amend the 2026 Budget to approve the change of title to Public Safety Director and to use the savings from the timing of hiring of new officers and available fund balance to fund the Public Safety Director position and associated costs for the remainder of 2026 passed unanimously.

NON-ACTION ITEMS

#4 – Aging and Long-Term Care of Eastern Washington Update

Ms. Lynn Kimball, Executive Director for Aging and Long Term Care of Eastern Washington, reviewed the 2025 service data for Spokane Valley and provided information on current services and resources available for senior residents in this area.

#5 – Master Parking Prohibition Schedule

In June 2022, Council approved Ordinance #22-009 adopting Chapter 9.40 SVMC, referencing the creation of a Master Parking Prohibition Schedule. Staff reviewed the current parking prohibition language within the City Code and reported on existing parking prohibition locations. The initial development of the Master Parking Prohibition Schedule is a snapshot or baseline of existing locations within the city and going forward, changes would be handled similarly to the Master Speed Limit Schedule.

The Council reached consensus for staff to return before the Council at a future meeting with a resolution to adopt a Master Parking Prohibition Schedule.

#6 – Housing and Urban Development Entitlement Fund – Urban Consortium

In 2023, the Council chose to enter into a three-year interlocal agreement and participate in the Spokane County Community Development Block Grant (CBDG) Urban Consortium. Spokane County is due to re-qualify for entitlement status for 2027 through 2029 and Spokane Valley must decide whether to renew its participation in the Consortium or pursue other options. Staff outlined four options:

1. Defer entitlement status and participate as part of the Urban Consortium with Spokane County

2. Accept entitlement status and receive CDBG funds directly from HUD

3. Accept entitlement status and enter into a joint agreement with Spokane County

4. Defer entitlement status and participate through the State CDBG program

Due to funding uncertainty, Option 4 is not recommended. Staff reviewed the financial impacts of the other three options. Staff recommend Option 1, which is a continuation of the participation in the Urban County Consortium.

Council reached consensus to selection Option 1 and defer entitlement status and negotiate a consortium agreement with Spokane County and return to the Council with an updated consortium agreement at a future meeting.

#8 – Grant Opportunity – Edgecliff Park

Staff presented information about a grant opportunity from the Washington State Recreation and Conservation Office (RCO) Planning for Recreation Access (PRA) Program. Eligible project types include site-specific recreation planning. Staff recommends applying for this grant to request funding for the development of a Renovation Master Plan for Edgecliff Park. This planning and design effort would position the City to seek funding for facility developments at this park in the future.

Council reached consensus for staff to return at a future meeting with a motion authorizing the submittal of an application for the RCO PRA grant.

INFORMATION ONLY (No presentations or discussion)

Monthly Department Reports

- City of Spokane Valley: Community Development
- City of Spokane Valley: Nuisance Camping on Private Property 2026 Q1 Report
- Spokane Valley Fire Department: May 2026 Report

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **Friday, July 10, 2026, at the hour of 10:00 o'clock a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99260, State of Washington,** sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Lot 3, Block 18, Fair View Addition, according to plat recorded in Volume "A" of Plats, page 89, in the City of Spokane, Spokane County, Washington.

Situate in Spokane County, State of Washington.

Spokane County Tax Parcel No. 35704.3004.

which is subject to that certain Deed of Trust dated October 18, 2024, and recorded October 20, 2024, under recording number 7314640, records of Spokane County, Washington, between JC FLOORING, LLC, whose address is 3717 E. Grace Ave., Spokane, WA 99217, as "Grantor"; FORD & MORTENSEN, P.S., whose address is 320 S. SULLIVAN RD., SPOKANE, WA 99037 as "Trustee"; and, CRESCENT HEIGHTS CAPITAL, LLC, whose address is 427 W. Sinto, Ste. 100, Spokane, WA 99201, as "Beneficiary".

II. No action commenced by the Beneficiaries of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows:

********IMPORTANT NOTICE********
THIS LOAN MATURED ON JULY 18, 2024
ALL SUMS DUE TO YOUR LENDER MUST BE PAID TO AVOID THE TRUSTEE'S SALE SCHEDULED HEREIN

A. Failure to pay when due the following amounts which are now in arrears:

The said Beneficiary alleges you are in default for failure to pay the following past due amounts, which are in arrears:

Principal Balance:	$274,989.07
Accrued and Unpaid Interest:	$ 31,498.78
(09/01/2025 to 03/16/2026 at $137.4945 per diem)	
Accrued and Unpaid Late Charges:	$ 9,089.92
(Prior to Maturity Date)	
Lender Foreclosure Fee:	$ 1,000.00
Maturity Due in Full Late Fee:	$ 34,373.63

TOTAL PRINCIPAL AND ACCRUED AND UNPAID INTEREST AND LATE CHARGES: $350,951.40

3. OTHER CHARGES, COSTS AND FEES:

In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiary:

a. Trustee's Sale Guarantee:	$ 872.80
b. Service/posting Notice of Default:	$ 75.00
c. Postage Notice of Default:	$ 61.08
d. Recording Appointment Successor Trustee:	$ 302.00
e. Recording Notice of Trustee's Sale(Est.):	$ 309.50
f. Service/posting Notice of Trustee's Sale (Est):	$ 75.00
g. Postage Notice of Trustee's Sale (Est):	$ 61.08
h. Publishing Notice of Trustee's Sale/ Notice of Foreclosure (Est):	$ 650.00
Subtotal:	$ 2,406.46
i. Attorney fees:	$ 1,800.00
Notice of Default:	$ 600.00
Appointment Successor Trustee:	$200.00
Notice of Trustee's Sale:	$600.00
Notice of Foreclosure:	$400.00
j. Escrow Fees:	$974.50
Close Out Fee:	$100.00
Reconveyance Fee:	$450.00
Borrower Fee:	$122.00
Wire Fee:	$25.00
Mail Fee:	$ 7.50
Payoff Fee:	$95.00
Borrower Bills:	$175.00

TOTAL CHARGES, COSTS AND FEES: $ 4,206.46
TOTAL ACCRUED AND UNPAID MONTHLY PAYMENTS, LATE CHARGES AND FEES: $356,132.36

IV. The sum owing on the obligation secured by the Deed of Trust is principal of $274,989.07, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from September 1, 2025, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **July 10, 2026.** The default(s) referred to in paragraph III must be cured by **June 29, 2026,** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if, at any time on or before June 29, 2026, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **June 29, 2026,** (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name: JC Flooring, LLC
Address: 3717 E. Grace Ave.
Spokane, WA 99217
Name: Jewle Prescott, Member, Francisco Ayala, Member, JC FLOORING, LLC
Address: 3717 E. Grace Ave.
Spokane, WA 99217

by both first class and certified mail on January 28, 2026, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 22, 2026, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII. The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: March 17, 2026.
/s/ Kyle W. Nolte, Trustee
Bristol George
601 W. Riverside Ave.
Suite 700
Spokane, WA 99201
(509) 327-4700

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1034546-RM** Title Order No.: **CTT26059500** Reference Number of Deed of Trust: **Instrument No. 7134296** Parcel Number(s): **34041.0801** Grantor(s) for Recording Purposes under RCW 65.04.015: **TRACI E SWINK AND DAVID C SWINK, A MARRIED COUPLE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/24/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT(S) 1, BLOCK 9, HILLSVIEW SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 5, RECORDS OF SPOKANE COUNTY, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON** More commonly known as: **2436 E 48TH AVE, SPOKANE, WA 99223** Subject to that certain Deed of Trust dated **10/2/2021,** recorded **10/5/2021,** under **Instrument No. 7134296** and modified as per Modification Agreement recorded 6/3/2024 as Instrument No. 7352506 records of **SPOKANE** County, **Washington**, from **TRACI E SWINK AND DAVID C SWINK, A MARRIED COUPLE**, as grantor(s), to **SCOTT R. VALBY**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., as nominee for Priority Home Lending, LLC, Its Successors and Assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB**, the Beneficiary, under an assignment recorded under Auditors File Number **7316575** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$21,463.94**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$305,393.34**, together with interest as provided in the Note from **6/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/24/2026**. The defaults referred to in Paragraph III must be cured by **7/13/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/13/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/13/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/13/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1034546-RM. Dated: 3/19/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1034546-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0313838 6/25/2026 7/16/2026

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
HENRY RAY SHERRILL III and GERI ANNE SHERRILL, aka GERALDINE ANNE SHERRILL
Deceased.
No. 26-4-01152-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

DEBORAH KAY CHILDS, has been appointed as Personal Representative of these Estates. Any person having a claim against the Decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedents' probate and non-probate assets.

DATE OF FIRST PUBLICATION: June 18, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA, WSBA#5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of JULIE ANN SILBAR,
Deceased.
NO. 26-4-01087-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
June 11, 2026.
/s/ ROBYN BAIRD
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of ANUSH MASAEFF,
Deceased.
NO. 26-4-01086-32
NOTICE TO CREDITORS
RCW 11.40.030

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
June 11, 2026
/s/ TANYA KARIM
Presented by:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of MAX D. SPALDING,
Deceased.
NO. 26-4-01097-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
June 11, 2026
/s/ RUSSELL D. SPALDING
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of: JOANNE NORISADA,
Deceased.
No. 26-4-00985-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. The Personal Representative has appointed the attorneys of record named below agent for service of all claims. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of the filing of the copy of this notice with the Clerk of Court, whichever is later, or, except under those provisions included in R.C.W. 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and non-probate assets of the decedent.

DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court: the 3rd day of June 2026.
DATE OF FIRST PUBLICATION: the 11th day of June 2026.
/s/ HANNAH JONUS, WSBA #63103
WINSTON & CASHATT, LAWYERS
601 W Riverside, Suite 1900
Spokane, WA 99201
Phone: (509) 838-6131
Attorney for JOANNE NORISADA, Personal Representative
Dates of publications: 6/11/26, 6/18/26, 6/25/26

Superior Court of Washington,
Country of Spokane
COLETTE HOYT 10-27-77
Petitioner
vs.
CHRISTOPHER HOYT 4-20-78
Respondent
NO. 20-2-03347-32
SUMMONS BY PUBLICATION
(SMPB)
Summons By Publication

The STATE OF WASHINGTON to: Christopher Hoyt

YOU ARE HEREBY SUMMONED to appear on the 2nd day of July, 2026 at 8:30 a.m. at Spokane County Superior Court, W. 1116 BROADWAY, SPOKANE, WA. 99260 COURTROOM 202, and respond to the petition. If you fail to respond, an order of protection will be issued against you pursuant to RCW 7.105.310 for a minimum of one year from the date you are required to appear. A temporary order of protection has been issued against you, restraining you from the following: (contact the court for a complete copy of the Temporary Order)

Do not cause any physical harm, bodily injury, assault, nonconsensual sexual conduct or nonconsensual sexual penetration, and do not harass, threaten, or stalk the protected person or any minor children residing with the protected person.

Do not attempt or have any contact, including nonphysical contact, directly, indirectly, or through third parties, regardless of whether those third parties know of the order, except for service of court documents with the protected person or any minor children residing with the protected person.

Do not return to or enter the protected person's residence, workplace, school, vehicle and/or other location.

Do not knowingly come within, or knowingly remain within, 1,000 feet of the protected person and the protected person's residence, school, workplace, vehicle or other location.

Do not harass, follow, monitor, keep under physical or electronic surveillance, cyber harass (as defined in RCW 9A.90.XXX), or use phone, video, audio or other electronic means to record, photograph, or track locations or communication, including digital, wire, or electronic communication, of the protected person.

A copy of the petition, notice of hearing, and temporary ex parte protection order has been filed with the clerk of this court.

Date: 6-1-2026
/s/ Colette Hoyt

The hearing scheduled on page 1 will be held:

In Person 8:30am
Judge/Commissioner: TBD
Courtroom: 202
Address: West 1116 Broadway Ave., Spokane, WA 99260
Online (audio and video)
App: Zoom.US
Login: 402 876 2240
By Phone (audio only)

You must get permission from the court at least 3 court days before your hearing to participate by phone only (without video). To make this request, contact: EX PARTE COURTROOM 202.

If you have questions or trouble connecting online or by phone (instructions, who to contact)
IMMEDIATELY CALL 477-5702 EXT: 0.
Ask for an interpreter, if needed.
Contact: (509) 477-5790
Ask for disability accommodations if needed. Contact:
(509) 477-5790
Ask for an interpreter or accommodation as soon as you can. Do not wait until the hearing!

Dates of Publications: 6/11/26, 6/18/26, 6/25/26

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of:
KATHRYN A. WESTERMANN,
Deceased.
No. 26-4-1112-32
NOTICE TO CREDITORS

The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.

DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court:
DATE OF FIRST PUBLICATION: June 11. 2026
/s/ GARY D. WESTERMANN
Personal Representative
Address: 2734 S. Park Rd.
Spokane Valley, WA 99212
Dates of Publication: 6/11/26, 6/18/26, 6/25/26

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
TIMOTHY BECKLEY, individually,
Plaintiff,
vs.
KYE A. STONE, individually;
CORY J. SPOLSKI, individually;
and DOES I-V,
Defendants.
No. 26-2-01571-32
SUMMONS

TO: KYE A. STONE, individually; CORY J. SPOLSKI, individually; and DOES I-V:

A lawsuit has been started against you in the above-entitled Court by the above-named Plaintiff. Plaintiff's claims are stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and by serving a copy upon the person signing this Summons within twenty (20) days after the service of this Summons, excluding the day of service, or within sixty (60) days if named Defendant resides outside the State of Washington, or a Default Judgment may be entered against you without notice. A Default Judgment is one where Plaintiff is entitled to what he asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a Default Judgment may be entered.

You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the person signing this Summons. Within fourteen (14) days after you serve the demand, the Plaintiff must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

DATED this 27th day of March, 2026.
FORD & MORTENSEN, P.S.
/s/ WESLEY D. MORTENSEN,
WSBA # 39690
Attorney for Plaintiff
Dates of Publications: 6/18/26, 6/25/26, 7/3/26, 7/9/26, 7/16/26, 7/23/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1033180-SW** Title Order No.: **6602600040** Reference Number of Deed of Trust: **Instrument No. 7291993** Parcel Number(s): **45221.1115** Grantor(s) for Recording Purposes under RCW 65.04.015: **KURT J OTTE AND GEORDIE SPACCIA, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **The Secretary of Veterans Affairs, an officer of the United States** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **PHH Mortgage Corporation** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/24/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **Lot 10, Block 1, Burchell First Addition, as per plat recorded in Volume 3 of Plats, Page 48, records of Spokane County; Situate in the City of Spokane Valley, County of Spokane, State of Washington** More commonly known as: **13119 E 8TH AVE, SPOKANE VALLEY, WA 99216** Subject to that certain Deed of Trust dated **6/22/2023,** recorded **6/23/2023,** under **Instrument No. 7291993** and modified as per Modification Agreement recorded 2/21/2025 as Instrument No. 7400511 records of **SPOKANE** County, **Washington**, from **KURT J OTTE AND GEORDIE SPACCIA, HUSBAND AND WIFE**, as grantor(s), to **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **The Secretary of Veterans Affairs, an officer of the United States**, the Beneficiary, under an assignment recorded under Auditors File Number **7451599** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$24,932.96**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$452,549.79**, together with interest as provided in the Note from **5/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/24/2026**. The defaults referred to in Paragraph III must be cured by **7/13/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/13/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/13/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/13/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Website: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: htttps://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1033180-SW. Dated: 3/16/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Rodica M Cirstioc, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1033180-SW Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0313744 6/25/2026 7/16/2026

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1029527-BB** Title Order No.: **250647633-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7311307** Parcel Number(s): **35051.2802** Grantor(s) for Recording Purposes under RCW 65.04.015: **VELVIE DEAN TEEL, AN UNMARRIED WOMAN, AND SCOTT ROBERTSON, AN UNMARRIED MAN, AND TERESA GAISER, AN UMARRIED WOMAN, AS JOINT TENANTS** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Selene Finance, LP** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/24/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **PROPERTY 1: THE WEST 16 2/3 FEET OF LOT 1 AND THE EAST 16 2/3 FEET OF LOT 2, BLOCK 52, LIDGERWOOD PARK ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, BY PAGE 124, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHIGNTON.** More commonly known as: **726 E ROCKWELL AVE, SPOKANE, WA 99207-3177** Subject to that certain Deed of Trust dated **9/26/2023,** recorded **10/2/2023,** under **Instrument No. 7311307** records of **SPOKANE** County, **Washington**, from **VELVIE DEAN TEEL, AN UNMARRIED WOMAN, AND SCOTT ROBERTSON, AN UNMARRIED MAN, AND TERESA GAISER, AN UMARRIED WOMAN, AS JOINT TENANTS**, as grantor(s), to **VISTA TITLE AND ESCROW**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST**, the Beneficiary, under an assignment recorded under Auditors File Number **7462598.** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$45,667.98**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$269,652.99**, together with interest as provided in the Note from **10/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/24/2026**. The defaults referred to in Paragraph III must be cured by **7/13/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/13/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/13/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/9/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1029527-BB. Dated: 3/18/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1029527-BB Sale Line: 866-539-4173 or Login to: **http://www.qualityloan.com** IDSPub #0313797 6/25/2026 7/16/2026

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1030042-BF** Title Order No.: **01-25081883** Reference Number of Deed of Trust: **Instrument No. 6402654** Parcel Number(s): **35241.2613, 35241.2614** Grantor(s) for Recording Purposes under RCW 65.04.015: **KENNETH A PERKINS AND JANNA J PERKINS, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **LAKEVIEW LOAN SERVICING, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **LoanCare, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/24/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 27, 28, 29 AND 30, BLOCK 2, EMPIRE HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "N" OF PLATS, AT PAGE 33, RECORDS OF SPOKANE COUNTY, WASHINGTON. SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **6717 E 5TH AVE, SPOKANE VALLEY, WA 99212** Subject to that certain Deed of Trust dated **5/27/2015,** recorded **5/28/2015,** under **Instrument No. 6402654** records of **SPOKANE** County, **Washington**, from **KENNETH A PERKINS AND JANNA J PERKINS, HUSBAND AND WIFE**, as grantor(s), to **STEWART TITLE** , as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **LAKEVIEW LOAN SERVICING, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7439718** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$16,196.16**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$94,106.50**, together with interest as provided in the Note from **4/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/24/2026**. The defaults referred to in Paragraph III must be cured by **7/13/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/13/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/13/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **12/17/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1030042-BF. Dated: 3/11/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1030042-BF Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0313683 6/25/2026 7/16/2026

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
RICHARD KEITH CARSON,
Deceased.
NO. 26-4-01106-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
June 11, 2026
Personal Representative:
Ann Marie Batesole
Attorney for the Personal Representative: Katharine Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-01106-32
Dates of Publication: 06/11/26, 06/18/26, 06/25/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
JO NELL MAHONEY,
Deceased.
NO. 26-4-01162-32
PROBATE NOTICE TO CREDITORS RCW 11.40.030
The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
June 18, 2026
Personal Representative:
Robert L Mahoney
Attorney for the Personal Representative: Katharine Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-01162-32
Dates of Publication: 6/18/26, 6/25/26, 7/2/26

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
JOEY L. BURTON,
individually and as trustee of the BURTON SOLO 401K TRUST,
Plaintiff,
v.
MARGARET and KENNETH MONTGOMERY, individually and the marital community comprised thereof; MARY BISHOP, individually; CALVIN BISHOP, individually; and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO,
Defendants.
NO. 26-2-02993-32
SUMMONS FOR PUBLICATION
The State of Washington to the said: ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO, Defendants
You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 18th day of June 2026, and defend the above entitled action in the above entitled Court, and answer the Complaint of Plaintiff Joey L. Burton, and serve a copy of your answer upon the undersigned attorneys for Plaintiff Joey L. Burton, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court.
This action concerns, in relevant part, a quiet title action under RCW 7.28 et seq. against all persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described below adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto. Such property is commonly known as 10311 North Ritchey Road, Spokane, Washington 99224. Such property is found at Tax Parcel No. 06141.9043, and is legally described as follows:
THE SOUTH 289 FEET OF THE EAST 1507.26 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT A TRACT OF LAND BEING A PORTION OF PARCEL "A" AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 5268718, LYING NORTHERLY AND WESTERLY OF FENCE LINES THAT EXISTED IN JULY, 2005 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A", BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°38'13" EAST ALONG THE EASTERLY LINE OF PARCEL "A" AND THE WESTERLY RIGHT-OF-WAY OF RITCHEY ROAD, 9.62 FEET;
THENCE THE FOLLOWING SIX (6) COURSES ALONG THE FENCE LINES THAT EXISTED IN JULY, 2005; NORTH 86°58'28" WEST, 46.26 FEET; SOUTH 89°40'04" WEST, 789.77 FEET; SOUTH 89°29'39" WEST, 309.76 FEET; SOUTH 89°30'00" WEST, 147.82 FEET; SOUTH 03°13'40" WEST, 144.38 FEET; SOUTH 03°25'56" WEST, 123.57 FEET TO THE SOUTHERLY LINE OF PARCEL "A";
THENCE LEAVING SAID 2005 FENCE LINE AND RUNNING NORTH 89°44'58" WEST (NORTH 89°44'17" WEST PARCEL "A" RECORD) ALONG THE SOUTHERLY LINE OF PARCEL "A", 165.27 FEET TO THE SOUTHWEST CORNER OF PARCEL "A";
THENCE NORTH 00°38'14" WEST ALONG THE WEST LINE OF PARCEL "A", 289.03 FEET (NORTH 00°38'13" WEST, 289.04 FEET PARCEL "A" RECORD) TO THE NORTHWEST CORNER OF PARCEL "A";
THENCE SOUTH 89°44'58" EAST (SOUTH 89°44'17" EAST PARCEL "A" RECORD), ALONG THE NORTHERLY LINE OF PARCEL "A", 1477.43 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AND THE TRUE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.
PISKEL YAHNE KOVARIK, PLLC
BENJAMIN J. MCDONNELL
WSBA #45547
JACKSON S. WOODS
WSBA #62722
Attorneys for Joey L. Burton
612 W. Main Ave., Ste. 207
Spokane, WA 99201
Spokane County, WA
Date of Publications: 6/18/26, 6/25/26, 7/2/26, 7/9/26, 7/16/26, 7/23/26

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1033287-BB** Title Order No.: **CTT26056688** Reference Number of Deed of Trust: **Instrument No. 7225944** Parcel Number(s): **03262.9043** Grantor(s) for Recording Purposes under RCW 65.04.015: **BRIAN REEVES AND YURI INABA, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **NORTH AMERICAN SAVINGS BANK FSB** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **North American Savings Bank** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/24/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 40 EAST W.M.; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE OVER, UNDER AND ACROSS THE NORTH 60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH 60 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **20902 S RITCHEY RD, CHENEY, WA 99004-8812** Subject to that certain Deed of Trust dated **7/16/2022,** recorded **7/21/2022,** under **Instrument No. 7225944** records of **SPOKANE** County, **Washington**, from **BRIAN REEVES AND YURI INABA, HUSBAND AND WIFE**, as grantor(s), to **STEWART TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **NORTH AMERICAN SAVINGS BANK FSB**, the Beneficiary, under an assignment recorded under Auditors File Number **7466998** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$41,586.50**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$625,937.35**, together with interest as provided in the Note from **8/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/24/2026**. The defaults referred to in Paragraph III must be cured by **7/13/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/13/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/13/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/6/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1033287-BB. Dated: 3/11/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1033287-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0313685 6/25/2026 7/16/2026

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GLEN DOBLER,
Deceased.
NO. 26-4-01126-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
June 18, 2026
/s/ DONALD DOBLER
Presented by:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
ROSEMARY HOFFMAN,
Deceased.
No. 26-4-00961-32
NOTICE TO CREDITORS**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
June 11, 2026**
**PERSONAL REPRESENTATIVE:
ROBERT R. HOFFMAN
ATTORNEY FOR PERSONAL REP.:
SCOTT STREED, #56621
ADDRESS FOR MAILING
OR SERVICE:
620 N. ARGONNE, SUITE B
SPOKANE, WA 99212**
Dates of Publication: 6/11/26, 6/18/26, 6/25/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BARBARA ANN GARDNER,
Deceased.
NO. 26-4-01171-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
June 25, 2026
/s/ WILLIAM BUOB (aka Bill Buob)
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
LINCOLN
In the Matter of the Estate of
MARTHA B. PEPPER,
Deceased.
Case No.: 26-4-00026-22
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication: 6/18/2026
Personal Representative:
Molly B. Pepper
Attorney for P.R.: Corey F. Brock
Address for Mailing or Service:
Brock Law Firm, P.S.
111 S. Post St., Ste. 2280
Spokane, WA 99201
Molly B. Pepper
Personal Representative

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
CHARLES E. OAKLEY,
Deceased.
No. 26-4-01150-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

MARK E. OAKLEY, has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
June 18, 2026**
Attorney for Personal
Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
RICHARD DEARDEN,
Deceased.
NO. 26-4-01180-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

RICKY MICHAEL HOARD has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
June 25, 2026**
Attorney for Personal
Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
KAARINA K. MEWHINNEY,
Deceased.
CASE NO. 26-4-01054-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
June 11, 2026
Personal Representative:
AMBER M. WHEELOCK
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: June 3, 2026.
/s/ MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE
COUNTY OF SPOKANE
In the Matter of the Estate of:
BEVERLY SCHIERMAN,
Deceased.
NO. 26-40110532
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030) (NTCRD)**

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
RICHARD BARTON
Personal Representative
KENDEL FROESE, WSBA #54009
Attorney for Personal Representative
Address for Mailing or Service:
Froese Law PLLC
203 N. Washington, Suite 200
Spokane, WA 99201
509.514.5317
Dates of Publication: 6/11/26, 6/18/26, 6/25/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
MICHAEL J. NODER, III,
Deceased.
NO. 26-4-01069-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
June 11, 2026
/s/ LYNDA D. MARTIN, Administrator
Presented by:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS
WSBA # 12239
Attorney for Estate

**IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON
IN AND FOR THE
COUNTY OF SPOKANE
Estate of
DOUGLAS MCCREARY
Deceased.
NO. 25-4-00851-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE**

The above Court has appointed CHRISTOPHER RANDALL MCCREARY as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets.
Date of First Publication of this Notice: June 18, 2026
/s/ Ryan Crandall
Ryan Crandall
Attorney for Personal Representative
8596 N. Wayne Dr., Suite B
Hayden, Idaho 83835
Date of Publications: 6/18/26, 6/25/26, 7/2/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1034762-BB** Title Order No.: **CTT26058035** Reference Number of Deed of Trust: **Instrument No. 7169701** Parcel Number(s): **35063.1106** Grantor(s) for Recording Purposes under RCW 65.04.015): **JAMES S NAGLE AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **IDAHO HOUSING AND FINANCE ASSOCIATION** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Idaho Housing and Finance Association** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **7/24/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 14 IN BLOCK 15 OF PINE GROVE TERRACE ADDITION, AS PER PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 30; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **733 W KIERNAN AVE, SPOKANE, WA 99205-2986** Subject to that certain Deed of Trust dated **1/7/2022,** recorded **1/10/2022,** under **Instrument No. 7169701** records of **SPOKANE** County, **Washington**, from **JAMES S NAGLE AN UNMARRIED MAN**, as grantor(s), to **SCOTT R. VALBY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIORITY HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **IDAHO HOUSING AND FINANCE ASSOCIATION**, the Beneficiary, under an assignment recorded under Auditors File Number **7467732** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$21,967.37**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$214,711.82**, together with interest as provided in the Note from **2/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/24/2026**. The defaults referred to in Paragraph III must be cured by **7/13/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/13/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/13/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/12/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1034762-BB. Dated: 3/18/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1034762-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0313803 6/25/2026 7/16/2026

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **Friday, July 24, 2026, at the hour of 10:00 o'clock a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99260, State of Washington,** sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Lot 2 in Block 2 of Green Orchards Subdivision, as per plat recorded in Volume 10 of Plats, page 28;

Situate in the City of Spokane Valley, County of Spokane, State of Washington.

Spokane County Tax Parcel No. 45031.3902

Property Addresses: 13403 E. Heroy Ave., Spokane, WA 99216.

which is subject to that certain Deed of Trust dated October 3, 2024, and recorded October 7, 2024, under recording number 7376592, records of Spokane County, Washington, between RYAN McVICKER and SIOBHAN McVICKER, a married couple, whose address is 4516 E. Glennaire Dr., Spokane, WA 99223, as "Grantor;" FORD & MORTENSEN. P.S., whose address is 320 S. Sullivan Road, Spokane, WA 99037, as "Trustee"; and, CRESCENT HEGHTS CAPITAL, LLC, a Washington limited liability company, whose address is 427 W Sinto, Ste. 100, Spokane, WA 99201, "Beneficiary"

II. No action commenced by the Beneficiaries of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows:

A. Failure to pay when due the following amounts which are now in arrears:

********IMPORANT NOTICE********
THIS LOAN MATURED ON JULY 4, 2025.
ALL SUMS DUE TO YOUR LENDER MUST BE PAID TO AVOID THE RECORDATION OF A NOTICE OF TRUSTEE'S SALE.

The said Beneficiary alleges you are in default for failure to pay the following past due amounts, which are in arrears:

Principal Balance:	$335,000.00
Accrued and Unpaid Interest: (from 5/1/2025 thru 4/13/2026 @ $167.5000 per diem)	$57,452.50
Accrued and Unpaid Late Charges: (Prior to Maturity Date)	$33,570.00
Lender Foreclosure Fee:	$1,000.00
Maturity Late Fee – 12.50%:	$41,875.00
TOTAL PRINCIPAL, ACCRUED AND UNPAID INTEREST, LATE CHARGES, LENDER FEE, MATURITY LATE FEE	**$468,897.50**

3. OTHER CHARGES, COSTS AND FEES:

In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:

a. Trustee's Sale Guarantee:	$331.02
b. Service/posting Notice of Default:	$75.00
c. Postage Notice of Default:	$20.36
d. Recording Appointment Successor Trustee:	$311.57
e. Recording Notice of Trustee's Sale (Est):	$302.00
f. Service/posting Notice of Trustee's Sale/Foreclosure (Est):	$75.00
g. Postage Notice of Trustee's Sale/ Foreclosure (Est):	$20.36
h. Publishing Notice of Trustee's Sale (Est):	$650.00
i. Attorney fees:	$2,000.00
Notice of Default:	$600.00
Appointment Successor Trustee:	$200.00
Review correspondence from/to Borrower/Lender	$200.00
Notice of Trustee's Sale:	$600.00
Notice of Foreclosure:	$400.00
j. Escrow Fees:	$1,027.00
TOTAL CHARGES, COSTS AND FEES:	**$5,612.81**
TOTAL PRINCIPAL, ACCRUED AND UNPAID INTEREST, LATE CHARGES, AND FEES:	**$474,710.31**

IV. The sum owing on the obligation secured by the Deed of Trust is principal of **$335,000.00**, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from May 1, 2025, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **July 24, 2026**. The default(s) referred to in paragraph III must be cured by **July 13, 2026** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **July 13, 2026**, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **July 13, 2026**, (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name: **CORNERSTONE EQUITIES, LLC ATTN: KEITH SCRIBNER, MEMBER**
Address: **P.O. BOX 8262 SPOKANE, WA 99201**
Name: **KEITH SCRIBNER, GUARANTOR**
Address: **P.O. BOX 8262, SPOKANE, WA 99201**

by both first class and certified mail on **January 21, 2026**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on **January 22, 2026**, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII. The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: April 13, 2026.
/s/ Kyle W. Nolte
Kyle W. Nolte, Trustee
Bristol George, PLLC
601 W. Riverside Ave., Suite 700
Spokane, WA 99201
(509) 327-4700
kyle@bristolgeorge.com
Date of Publications: 6/25/26, 7/16/26

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of…
DAVID W OLESON,
Deceased.
No. 26-4-01139-32
NOTICE TO CREDITORS

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.

DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 6/17/26
DATE OF FIRST PUBLICATION: June 25, 2026
KYLE D OLESON
Personal Representative of said Estate
Address: 5203 W Bedford Ave
Spokane WA 99208
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
CINDY JO GREEVER,
Deceased.
CASE NO. 26-4-01103-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: 6/11/2026
Personal Representative:MELISSA M. DOWNING
Attorney for Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: June 5, 2026
/s/ MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate of
Cindy Jo Greever

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JIMMY L BOSS, SR.,
Deceased.
NO. 26-4-01160-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: June 25, 2026
/s/ JIMMY L. BOSS, JR.
Presented by:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
GARY LYNN WINTERS,
Deceased.
NO. 26-4-01006-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
June 11, 2026
Personal Representative:
Robert William Winters
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-01006-32
Dates of Publication: 06/11/26, 06/18/26, 06/25/26

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 6300 E 2nd Ave., #72, Spokane, WA 99212, will take place on **July 9, 2026, at 10:00 a.m.** at the following address:

VALLEY BREEZE MOBILE HOME PARK
6300 E 2ND AVE., #72,
SPOKANE, WA 99212

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

IN THE SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Estate of
PHILLIP OTIS DANIELSON,
Deceased.
NO. 26-4-00405-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c), or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. This Notice will be published in Spokane County.

Date of first publication:
June 11, 2026
Personal Representative:
CHERYL LYNN DANIELSON & PHILIP GLEN ROWE Attorney for **Personal Representative:**
Amy M. Felt (WSBA # 39764)
Address for Mailing or Service:
FELT LAW
1312 N Monroe Street, Ste. 132
Spokane, Washington 99201
Date of publications: 6/11/26, 6/18/26, 6/25/26

IN THE SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Estate of
MICHAEL J TITUS,
Deceased.
NO. 26-4-01195-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c), or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. This Notice will be published in Spokane County.

Date of first publication:
June 25, 2026
Personal Representative:
MICHAEL A TITUS
Attorney for Personal Representative:
Amy M. Felt (WSBA # 39764)
Address for Mailing or Service:
Felt Law
1312 N. Monroe St.,Ste. 132
Spokane, Washington 99201
Dates of Publication: 6/25/26, 7/2/26, 7/9/26

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HUNTING & FISHING

POST FALLS GUN SHOW
Saturday, June 27, 9am-6pm; Sunday, June 28, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClark-Trader.com Information, 208-553-8093

DO NOT TRESPASS
The state of Washington per RCW 77.15.435, it is unlawful to hunt or retrieve wildlife from the property of another. Owners are not required to post their land

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DOGS

POMERANIAN TOY/ AUSSIE PUPPIES
Two females, have had age appropriate shots & deworming, $1500. Call or text, 509-733-1971 Bridgeport

DALMATIAN PUPPIES
8 weeks old, have shots, raised with children & lots of love on a ranch near Omak. Males, $500; females $575. Will deliver to Spokane area for additional $75. Call or text, 541-313-8370

PUREBRED GOLDEN RETRIEVER PUPPIES, READY NOW!
Dad is AKC English creme, mom AKC American red, shots, dewormed, $600. 509-992-7838 Chewelah

AKC BICHON FRISE PUPPIES
Purebred AKC Bichon Frise puppies are ready for their forever homes, have been socialized with children & other animals & are raised with lots of love, care & attention. Each puppy comes with a starter kit, crate training started, puppy food, pee pads & health information. Delivery & meetup options are available. If you are interested or would like more information, please call or text. 509-270-2905

YORKIE PUPPY
1 female, born August 31, 2025, looking for a new home, all shots done, dewormed. For more information, 509-380-1577

AKC CORGI PUPPIES
Males & females, healthy, happy, loyal companions, shots & crate trained, senior & military discounts. Please call, 406-384-3693

MINI SCHNAUZER & PULI MIX
Three male puppies, 8 weeks old, first shots & dewormed, $300. For information, 509-361-3382 Moses Lake

WHO'S LOOKING FOR AN ADORABLE MEDIUM SIZED TRI-PAWD?
Nia was hit by a train & had a rear leg amputated, this isn't stopping her at all, she's very agile, can jump on beds & couches & is doing awesome in her foster home. She is spayed, current on vaccinations, dewormed, heart worm test negative, microchipped & ready to come snuggle with you. Nia is 9 months old, 31lbs & would benefit from a basic obedience class, she is very very smart & treat driven. Her perfect home would be with an active family with another dog friend, no smaller pets & dog savvy cats. Her adoption fee is $200. If you are interested in Nia, please go complete an application at www.TheFurryFarm-Rescue.org or call her foster Mum, 509-230-6540 Spokane

F1B MINI COCKAPOOS
Up to date on vaccines & deworming, pre-spoiled, delivery options available, $1100, for more information call Julie at 208-935-5919, Lewiston

LONG HAIRED PIEBALD FEMALE DACHSHUND PUPPIES
Will be 8 weeks on July 3, $1300. Call or text, 509-279-1099 Spokane

AKC REG. MALE SPRINGER SPANIEL PUPPY
12 weeks old, field bred, both parents are proven hunters & on site. He is birdy & has a great personality, he is socialized, loves to cuddle & give hugs. He has had first, second & third shots, tail docked & dew claws removed, $1200. Call or text, 971-235-9408 Post Falls

YORKSHIRE TERRIER
Female, 7 months old, up to date on shots, not spayed yet, extremely friendly, loves toys & other animals. Easy to groom & bathe, Kennel trained, not fully potty trained. Weighs 7lbs. Not papered, have shot records. $700 firm. 509-953-0428

FEMALE CHIWEENIE PUPPY
Jasmine is 8 weeks old & has had her first round of shots, she is doing well with pad training, very sweet, asking $200. Call or text, 208-920-1832 Cheney

DARK BROWN MALE MINI POODLES AVAILABLE NOW!
Happy, healthy puppies, 10 weeks old, registration eligible, accepting reasonable offers. Call or text, 509-508-6128 North of Spokane

ADORABLE DORGIS/ DACHSHUND/ CORGI PUPPIES
The cutest ever! 10 weeks old, first set of shots & litter box trained. Two boys & one girl available. They are happy & love to play outside. Corgis are natural "herders" so mamma has been teaching them how to herd. Mom has papers, dad did not but was full Dachshund, $450 each. More pictures on request, I will get back to you as soon as possible, call or text, 509-319-9497 Newman Lake

BICHON FRISE MIX
2 beautiful females available for their forever homes, playful, healthy, vaccinated & dewormed, care package included, Sire is Bichon Frise & dam is Poodle mix. $500. Call/-text 509-515-6997, Granger

FULL BRED GREAT PYRENEES PUPPIES
Three males & four females, born April 27. Spectrum 5 shot administered, $800-$1500. For details & questions call, 503-551-3459 Salem, Oregon

PUREBRED MALE MALTESE PUPPY
Born May 5, 6 weeks old, looking for a loving forever home! He is healthy, playful, affectionate & raised in a family environment, gentle temperament, will make wonderful companion. Mother weighs 7lbs, father weighs 9lbs. Raised indoors with lots of love & attention, dewormed & potty trained, $1200. Texts only, 509-994-2145 Spokane

509-922-3456

ADORABLE SHIH TZU BOY PUPPY
Born April 21, ready for new home, dewormed & shots, working on potty training, very social, he knows the word "No". $800; 509-953-1619 Spokane

MINIATURE POODLE PUPPIES
9 weeks old, vaccinated & dewormed, ready for new homes, $1200. Call or text, 509-322-7108 Omak

BOY O! BOY! AKC PAPILLION PUPPIES
Beautiful boys, lovingly raised in our home. Vaccinated, dewormed & well-socialized. They are playful, affectionate companions & are ready to go to their forever homes now, $1500. Call or text, 406-885-1159 Moscow

AKC SHIH TZU PUPPIES
1 male & 1 female available, come with shots, deworming, health guarantee, contract & lifetime breeder support. 503-583-5091 Ellensburg

FRENCHTON
Handsome 8 month old male Frenchton, intact, vaccinated & dewormed, $700. 509-778-3044

MALE FRENCHTON PUPPIES
2 handsome, sweet, fully vaccinated, 1 black/white, 1 brindle/white, have references & repeat customers! $1100, Call or text 509-607-8111

BERNESE MOUNTAIN PUPPIES
Will be vaccinated, dewormed & vet checked before going to their homes. Call or text for more information. 509-528-2396

NEW PRICE! FARM DOG PUPPIES
Dad: Anatolian Shepherd/ Pyrenees, & mom: Newfoundland/ Airedale. Excellent farm dogs, amazing temperaments, born May 4, Star Wars puppies! Available June 29, $200. Text for pictures, 509-389-1850 Cheney

MINIATURE BERNEDOODLE
Great quality Miniature Bernedoodles, 5 males & 3 females, will provide shot/dewormer records. $1000/$1200. Any questions feel free to call or text 509-759-3929

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Is Looking for Therapy Dogs in This Area!
IS YOUR DOG
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It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.
WE TEST YOU & YOUR DOG AT NO CHARGE!
Please visit our webpage for information, and to apply
www.TherapyDogs.com

AKC REG. GOLDEN RETRIEVER PUPPIES
Looking for their forever homes anytime after July 6, $1100 firm. Call or text, 509-768-1140 Nine Mile Falls

HEELER PUPPY
Born March 28, blue male, tail docked, first shots & wormer, $300. Text is best, 208-790-9448 Lewiston

GIANT IN PERSONALITY, TINY IN SIZE!
3 male Yorkie puppies available soon, born April 17, Yorkies are known for being intelligent, loyal & great companions, these 3 little boys have big personalities packed into tiny bodies, they are playful, affectionate, ready to become your best friend, being raised in our home with lots of love & attention, socialized & handled daily. Exposed to household noise, cats, working on potty training, deworming/age-appropriate vaccinations, Father is 5.5 lbs, Mother is 4.5–5 lbs. Text 509-520-3624 for photos/videos, more information. Serious inquiries only, please

LUV IS LOST!
Went missing Friday, May 15, in the evening around 9pm. Newport Hwy & Day Mount Spokane Road. Reward for information. Please call Scott, 509-944-1031 Mead

6 BEAUTIFUL PUREBRED GERMAN SHORTHAIRED POINTER PUPPIES
Looking for loving families, these pups come from excellent hunting bloodlines & already showing the intelligence & drive that make GSPs one of the most versatile sporting breeds, pups are 6 weeks old, healthy, energetic & full of personality, raised with plenty of attention & socialization, these puppies are already showing the outstanding temperament, athleticism & intelligence the breed is famous for. If you're looking for a devoted hunting partner, a family companion, or both, one of these puppies may be the perfect fit! Message or call for more information, photos, & rehoming details, 541-980-0837 The Dalles, OR

TOY & MINI POODLES
3 males & 1 female, 12 weeks old, also rehoming mom & dad, mom is 2.5 years, dad is 2 years old, up to date vaccines, deworming, & started potty training outside, great with kids, seniors & other animals. If you have any more questions, you're welcome to text or call 509-709-9092

GREAT PYRENEES PUPPIES
2 months old, two boys & one girl. For more information & pictures, texts only 509-939-7737 Spokane

AUSTRALIAN SHEPHERD PUPPIES
Black & red tri, male & females, $450. Call or text for more information, 509-429-8433 Omak

MALE SHIH TZU PUPPY
Adorable, healthy, purebred Shih Tzu, 9 weeks old, ready to go, $800. Willing to travel. 509-970-9640, Spokane

TWO MALTESE/ YORKIE PUPPIES
Two available, black & cream girl, black boy, started potty training, first set of vaccinations, $500. 509-822-8500 Springdale

CANE CORSO & BLUE TICK HOUND CROSS PUPPIES
Healthy, well socialized, family raised, ready July 2. Contact for details & pictures, $550. Serious inquiries only, 509-216-8527 Springdale

AKC REG. MALE MINI SCHNAUZER PUPPY
Exceptional quality, tail & dewclaws done, dewormed & first & second shots, home raised, parents onsite, 10 weeks old, ready now, $1500. AKC recognized kennel. Call or text, 509-821-2942 or call & leave a message, 509-276-7968 North of Spokane

NEW TOY & MINI AUSSIE PUPS
Lots of colors, will come vet checked & up to date on shots. Call or text 509-634-0692 Tonasket

SWEET, ADORABLE, PLAYFUL KITTENS
Males & females, wormed, born on March 28 & April 5. Seven & eight weeks old. Two calico, one tiger, three tiger & white's, & one black & one black & white. Some with stubby tails, very small for their age, socialized & played with daily, $15 each. Bring a small kitty carrier, 509-276-2294 if no answer call 509-821-1514 Deer Park

PUG PUPPIES
Now available. 509-728-3246

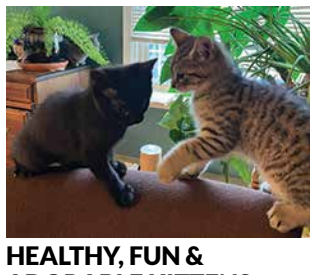
ADORABLE SCOTTISH KITTY, STRAIGHT EARS
Three months old, female smoke tortoise, vaccines & dewormed up to date, $350. Text or call 509 666-9794 Spokane

TOY & MINI POODLES
3 males & 1 female, 12 weeks old, rehoming mom & dad as well, mom is 2.5 years, dad is 2 years old, up to date vaccines, deworming, & started potty training outside, great with kids, seniors & other animals. If you have any more questions, you're welcome to text or call 509-709-9092

YORKIE PUPPY
1 male, born March 25, 2026, looking for a new home, all shots done, dewormed. For more information, 509-380-1577

MALTESE MIX PUPPIES
I have five male 3/4 Maltese, 1/4 Havanese mix puppies to re-home. They have been dewormed twice & will be vet checked as well, 5 in 1 vaccine. They come with records & dog food. If you would like one, I am taking deposits, $800. Call or text, 208-682-5354 Post Falls

BEAUTIFUL HEALTHY PEKITZU PUPPIES
Ready to go, only have 3 left so don't miss your chance of taking one home! Come with shots, deworming, health guarantee, puppy pad trained & more. 509-201-0885



HEALTHY, FUN & ADORABLE KITTENS
8 weeks old, $40 each. Call 509-368-0719 Spokane

CKC REGISTERED YORKIES PUPPIES
2 females, 1 male, first shots & deworming done, ready after June 20. 509-833-1726 Yakima

PUREBRED POMERANIANS
2 males, $1500 or best offer. For more information, text 509-840-7320

TOY & MINI AUSSIE PUPS
New puppies, papered, lots of colors, will come vet checked & up to date on shots. Call or text 509-634-0692 Tonasket

MICRO & MINI BERNEDOODLE PUPPIES
$2500 ($500 deposit) Message/call 509-430-7204. Burbank Bernedoodles. Burbank, WA

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DACHSHUND/ WEENIE DOG PUPPIES
Not papered, parents on site. 509-948-4970 Kennewick

AKC MINIATURE AMERICAN SHEPHERDS
One year blue merle boy, high energy, loves kids, walks, good with other dogs, up to date on shots, must be neutered, $500. 9 month old red Toy girl, 12-1/2", up to date on shots, must be spayed,$1500. Fenced yard a must for both. Call/ text, 509-979-9270 Mead

RAGDOLL KITTENS
Adorable, friendly, cuddly Ragdoll kittens. Great personalities, ready now! Vet checked & health guarantee, first shots & dewormed, litterbox trained, $700. Call or text, 509-276-5050 Deer Park

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

AKC IMPERIAL SHIH TZU PUPPIES
Eight weeks old, have 1 girl & 1 boy, adult weight 6-10lbs, up to date on vaccines, wormed, microchipped & vet certification, plus a puppy starter pack & AKC Registration papers, $600. Text for more information, 509-322-5475 Tonasket

BEAGLE PUPPIES
Beautiful tri-color Beagle puppies, current on their shots & dewormings & will be ready for their new homes on July 1. $850. Please call Donny or Jackie for more information, 509-941-9977

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

BORDER COLLIE PUPPIES RANCH RAISED
Working dogs or pets. $350. Call 509-258-8974 or text, 509-818-4677 Springdale

POMERANIAN EXPERT
Home of the only AKC Pomeranian Bronze Breeder of Merit in Eastern Washington & all of Idaho & Montana. Multiple Champions, genetic & OFA tested. Puppies & adults currently available starting at $1000. Call or text, 509-514-0522

IRISH SETTER PUPPIES
3 males & 1 female available, first shots & deworming, $500. Call or text 509-439-7281. Sunnyside

MINIATURE AUSSIEDOODLE PUPPIES
Raised in my home & well socialized. No to low shedding, extra curly soft coat, low adoption fee of $600. See videos & pictures on my website www.CoolRiverHorses.com or call, text or FaceTime Lori, 509-860-3302 Malaga

AKC FRENCH BULLDOG PUPPIES!
5 handsome males & 1 beautiful female looking for their forever homes, ready to go on July 1, Males $2500, female $3000, AKC registered, dewormed, first set of shots included, healthy, playful, & well-socialized. Text/call 509-853-8302 or 509-426-8174 for more information, photos, or to reserve your puppy! Selah

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

AKC ENGLISH CREAM FEMALE GOLDEN RETRIEVER
Tikka is a calm & friendly family dog that has lived on a farm all of her 3 years. She loves people & likes to play. Full registration. Needs a new home due to recent changes on our farm, $500. Call/ text 509-251-1056 Deer Park

YORKSHIRE TERRIER PUPPIES
Hypoallergenic, playful, & excellent companions, vaccinated & dewormed. 3 boys & 2 girls, $800 each. Texts, 509-789-0208 Spokane

AKC BICHON FRISE PUPPIES
Purebred AKC Bichon Frise puppies are ready for their forever homes, have been socialized with children & other animals & are raised with lots of love, care & attention. Each puppy comes with a starter kit, crate training started, puppy food, pee pads & health information. Delivery & meetup options are available. If you are interested or would like more information, please call or text. 509-270-2905

BEAUTIFUL PUREBRED GERMAN SHEPHERD PUPPIES
Looking for loving homes, male & female available, $500. Call or text, 509-990-2943 Spokane

CORGI PUPPIES
Genetic health tested, vaccinated, dewormed, & microchipped! Well adjusted & love kids! 509-945-5108

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

FEMALE PUG
7 week old, vaccinated & dewormed, playful & healthy. $800. For more information, call or text 509-274-0860 Pasco

YORKIE TERRIER PUPPIES NEED LOVING HOMES
Mom is 8lbs, dad is 6lbs, vaccinations & deworming up to date, well socialized, 3 females & 3 males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-828-7042 or 509-868-7223 Spokane Valley

SCOTTISH FOLD KITTENS
Four straight eared, two folded, & one very small folded. Eight & nine weeks old, blue colored, $300. Texts only, 509-701-5792 Elk

GORGEOUS TOY MINIATURE FEMALE POODLES
Micro Mini Golden Doodle female also available, 2 years old. As well as, sweet, loving kittens. All animals up to date on vaccinations & rabies. 509-770-5933 Moses Lake

AUSSIE PUPPIES
10 weeks old, up to date on deworming & first set of vaccines. They're all very sweet & ready for their forever homes, $150-$350. Please email WildChildChewelah@gmail.com

DACHSHUND, CHIHUAHUA, YORKIE, SCHNAUZER MIX
Puppies, 7 weeks old, small & cute, each one is unique! First shots & dewormed, $40 each. I work 11 hour days so, only available to meet Wednesday, Thursday or possibly Friday in Moses Lake, Wenatchee, Ritzville or other nearby areas. I can also meet other days after 7pm in George or Quincy. Text with questions. If you need to call, I will call you back as soon as I can, 509-797-1825 Quincy

PUREBRED MINIATURE AUSTRALIAN SHEPHERD PUPPIES
Four Mini Aussie puppies available. Blue merle males & black tri females, asking $1500. Call or text for more information, 509-640-8249 Colville

AKC PUREBRED POMERANIAN PUPPIES
One female & three males. Some papered & some not, Call or text for details. 509-989-1042 Soap Lake

F1 LABRADOODLE PUPPIES
11 weeks old, excellent dispositions, both parents are very well bred. Have been vaccinated, dew claws removed, health checked, $1000. Call or text, 509-280-7734 Rockford

YORKSHIRE TERRIER
Female, 7 months old, up to date on shots, not spayed yet, extremely friendly, loves toys & other animals. Easy to groom & bathe, Kennel trained, not fully potty trained. Weighs 7lbs. Not papered, have shot records. $700 firm. 509-953-0428

BICHON FRISE MIX
2 beautiful females available for their forever homes, playful, healthy, vaccinated & dewormed, care package included, Sire is Bichon Frise & dam is Poodle mix. $500. Call/-text 509-515-6997, Granger

ADOPT A SHELTER PET!

There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

Contact one of your local shelters today to meet your new companion!

- **Spokane Humane Society:** 509-467-5235 www.SpokaneHumaneSociety.org
- **SpokAnimal:** 509-534-8133 www.Spokanimal.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

Please Spay or Neuter Your Pets!

509-922-3456

HORSES, HAY & LIVESTOCK

Cottonwood Livestock Auction

REGULAR SALE: Friday, June 26

200 Calves & Yearlings • 75 Slaughter Cows & Bulls

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$275 a ton, quantity discount. Please call only 509-466-2744, Deer Park.

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ATTENTION STOCKMEN!

- Special Feeder Sale • Wednesday, July 15
- Small Animal/ Regular Sale • Wednesday, July 29

Lewiston Livestock Market

208-743-5506 Anytime | LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
Doug Kinzer: 208-790-3615

3200 E. MAIN ST. • LEWISTON, ID 83501

NORTHEAST CHAPTER BACK COUNTRY HORSEMEN OF WASHINGTON
Meets the third Tuesday of each month through September at the Clayton Grange, 4478 Railroad Avenue. Potluck at 6pm, meeting starts at 7pm. We are a volunteer driven organization of riders, packers & trail stewards. We are united by one clear & vital mission: keeping trails open for equestrian use on public lands. Watch our NEBCHW Facebook page & our website www.NEBCHW.org for ongoing activities

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Any breed, any age, anywhere! Call or text, 208-413-2192 Asotin

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FEEDER SPECIAL Mon. June 29 • 11am *feat. small animals after cattle sell*	**FEEDER SPECIAL** Mon. July 27 • 11am *feat. small animals after cattle sell*
NO SALE MON. JULY 6 HAPPY INDEPENDENCE DAY!	**ALL CLASS CATTLE** Mon. August 3 • 11am
FEEDER SPECIAL Mon. July 13 • 11am	**FEEDER SPECIAL** Mon. August 10 • 11am
NO SALE Mon. July 20	**ALL CLASS CATTLE** Mon. August 17 • 11am

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Inland northwest pasture blend; Timothy, Brome, & Orchard Grass, $12 per 70lb bale cut. Baled & barn stored week of June 15. Texts only, 425-301-4004 Greenacres

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Alfalfa, Timothy & Orchard Grass, low sugar options, large & small square bales. Call or text for pricing. 509 821-1758 Clayton

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To teach basic horsemanship skills to at risk youth in our community. Mentoring & sharing your love of horses, only 2 hours or more per week. 17412 E. Foothills Road, Spokane 99217. Please contact Nancy for details & the next volunteer training, call or text, 509-994-1167

ORGANIC GRASS HAY
70-80lb bales, $9 bale. Orchard brome & timothy grass hay, 70-80lb bales, $12 bale. Pick up, or we can deliver. Call 509-710-8398 or 509-276-7873 Clayton, North of Deer Park

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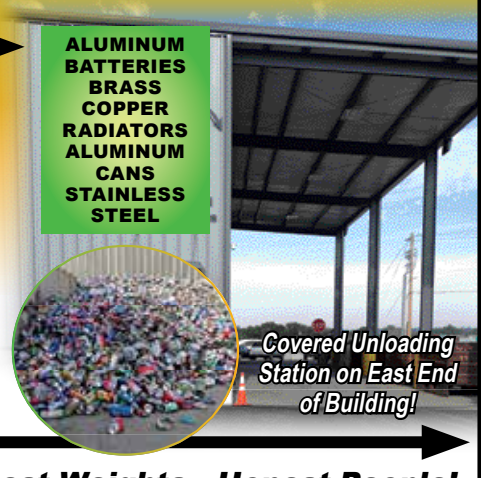

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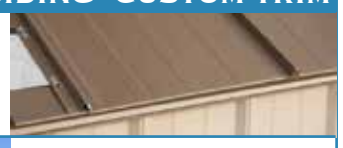

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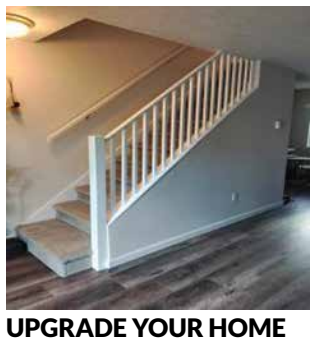

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SPOKANE VALLEY HOME TWO DAY OPEN HOUSE
Open house Saturday, June 27, 11am-2pm & Sunday, June 28, 10am-12pm, 19925 E 1st Ct. With 2,208 sq ft, 5 bedrooms, 3 bathrooms, & a 2-car garage, there's space for everyone. The open floor plan is ideal for both everyday living & entertaining. Newer exterior paint & newer flooring. Generous living areas, & a large kitchen with abundant storage. The primary suite has dual vanities, two walk-in closets, & an oversized double-head shower. Situated on an oversized lot with no HOA, & minutes from Ridgeline High School. Take advantage of the outdoor space with wrap around porch, & RV parking space. Offered at $539,900. Jeff Moreland, 509-999-9395, Real Broker LLC

CHARMING MOVE IN READY, SPRAGUE
3 bedroom, 1 bathroom, new appliances, 2022 roof, level .3 acre. 309 N. H Street, Offered at $229,000, call Lonnie with Deese Real Estate, 509-903-3807

ALMIRA HOME FOR SALE BY OWNER
600 sq.ft. 1 bedroom, 1 bath home sitting on 0.41 acre lot. Quiet, conservative, wheat town. Fishing lakes within 25 miles, $145,000. Call or text 509-641-0510 Almira

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With bonus lot across the alley. 6 bedroom, 1 bathroom, huge living room. 503 W 3rd St, listed at $300,000, Lonnie with Deese Real Estate, 509-903-3807

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BUILDERS & INVESTERS ALERT!
2 parcels totaling .9 acres, 3 lots on each parcel, city water & sewer hooked up. 718 W 1st St, Sprague. Parcel A $65,000; parcel B $40,000. Lonnie with Deese Real Estate, 509-903-3807

THERE'S STILL TIME TO ENJOY SUMMER AT THE LAKE!
Super cute 10x22' cabin with covered porch at Clear Lake Pines Beach Club in Cheney. Insulated walls, kitchen cabinets, double sink, power & hook-ups for a stove & hot water. Includes a large 12x20' storage shed with power, plus an additional metal shed with power. Full hookups for motorhomes, shared 2 party well access & seasonal park water. Just a 5 minute walk to beach access, fishing dock, boat launch, swimming area & playground, $145,000. Call Rust Brown, 509-979-5886 Amplify Real Estate

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Create a second home or get away. Live year round or set up your RV & leave it. Annual rentals at affordable rates. Potholes Reservoir area. Call or text 509-331-3824 Othello

ALMIRA HOME FOR SALE BY OWNER
600 sq.ft. 1 bedroom, 1 bath home sitting on 0.41 acre lot. Quiet, conservative, wheat town. Fishing lakes within 25 miles, $145,000. Call or text 509-641-0510 Almira

TWO ORCHARDS WITH HOME ON 8 ACRES, STEVENS COUNTY
4 bedroom, 1 bath, 1900 sq.ft. home, scenic & private location, stream on property perfect for orchard, livestock & farm use. Additional acreage also available, $399,900 with options available for cash. Located in Hunters, Washington. For information contact Northwest Lands, www.NWLands.-com or call 509-671-1691

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Owner Financing Available

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This custom built 3 bedroom, 2 bathroom two-story home showcases quality craftsmanship & thoughtfully designed living spaces. The chef's kitchen features quartzite countertops, stainless steel appliances, a grill-top range, & abundant natural light. Cozy up by the fireplace or spread out between two family rooms. The spacious primary suite offers a walk-in closet & private ensuite bath. Outside, relax on the charming country-style front porch, tend to the raised garden beds, & enjoy the fenced backyard, pasture, & RV parking. A heated attached tandem garage includes a third door for added convenience. Plus an impressive 30x40 shop with a restroom. Offered at $899,900, 5710 E Greenbluff Rd, Colbert. Call Barb Frye, 509-220-4373, Amplify Real Estate Services

BEAUTIFULLY UPDATED IN THE DESIRABLE SHADLE
Neighborhood, Spokane. 3 bedroom, 2 bathroom home on a corner lot. Open house Sunday, June 28, 11am -1pm, 5028 N Walnut St. Recent updates include newer flooring throughout & a newer roof. The remodeled kitchen features Corian countertops, stainless steel appliances with a gas range, an eat-in bar, a breakfast nook, & ample cabinet space. The cozy living room with a fireplace creates a warm and inviting atmosphere. Outside, enjoy the patio overlooking the fenced backyard. Additional features include a gas furnace, central A/C, a newer sprinkler system, & a garden area. The spacious 25x35 shop offers plenty of room for storage, hobbies, or toys. Downstairs includes a large family room, a non-egress bedroom, & a half bath for added flexibility. New price at $389,900. Call Barb Frye, 509-220-4373, Amplify Real Estate Services

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$995,000
Terry McKanna, 509-991-9237
Windermere Valley

Sat., June 27, 11am-2pm & Sun., June 28, 10am-12pm

19925 E 1st Ct, Spokane Valley
5 Bed, 3 Bath, Ridgeline High School Dist.
$539,900
Jeff Moreland Phone, 509-999-9395
REAL Broker LLC

Sunday, June 28, 11am-1pm

5028 N Walnut, Spokane
3 bed, 2 bath, updated home, corner lot
$389,900
Call Barb Frye, 509-220-4373
Amplify Real Estate Services

Sunday, June 28, 11am-2pm

1111 Mountain Ave, Coeur d'Alene
3 Bed, 3 bath, peek-a-boo views of Lake CDA
$1,345,000
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20 ACRES WITH BIG TIMBER, WATER FEATURES & BIG GAME
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In this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex or national origin, or an intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

REAL ESTATE *Trends & Advice*

by Brandon Palmer
Designated Broker

Real Estate Marketplace NW, Inc.
"From Spokane to the Canadian Border"

WHY YOUR CREDIT SCORE MATTERS

If you're thinking about buying a home or land, one of the first things you should look at is your credit score. Many buyers focus on finding the perfect property, but before you start your search take some time to review your credit report. Your credit history can play a major role in determining what kind of loan you qualify for and how much it will cost you.

Your credit score is essentially a snapshot of how you manage debt. Lenders use it to evaluate the risk of lending money to you. Scores typically range from 300 to 850, and the higher your score, the better your chances of securing favorable loan terms. Occasionally we encounter buyers that do not have a credit score. This could be because they are young and just starting out or maybe they have chosen to manage their finances with cash only and have avoided debt or accounts that would be reported to the credit bureaus

A higher credit score can mean lower interest rates. This is important because even a small difference in your interest rate can add up to thousands of dollars over the life of your loan.

Most conventional loan programs prefer a score of at least 620, while some government-backed loans like Federal Housing Administration (FHA) loans may allow lower scores. Lower scores often come with higher costs, larger down payment requirements, or stricter conditions.

Your credit score is based on several factors: payment history, debt-to-income ratio, length of credit history, types of credit, and new credit inquiries. Payment history usually has the biggest impact. Late payments, collections, or high credit card balances can quickly lower your score.

Credit scores can improve over time! If you are planning to buy in the future, start by paying your bills on time, reducing credit card balances, and avoiding large purchases on credit. It's also smart to review your credit report for errors. Sometimes inaccurate information can negatively affect your score.

Before beginning your home search, it's a good idea to speak with a trusted lender. They can review your financial picture and help you understand where you stand. In some cases, a lender may even provide guidance on simple steps to improve your score before applying.

Buying a home is one of the biggest investments you will make. Taking time to strengthen your credit beforehand can save you money and open the door to better opportunities when the right home comes along.

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Excellent privacy, West Davis Road, Deer Park, fronts paved County road, power at front, 1/3 of property is open & slopes up. Three parcels to choose from, $179,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

EXCEPTIONAL PROPERTY, INVESTMENT OPPORTUNITY!
87.16 acres with power & well offers the freedom & infrastructure buyers are looking for! Featuring a high-producing 50+ GPM well, installed 400-amp power service, & no CCRs. Located in Spokane County near Cheney & Spokane, this buildable acreage is ideal for a custom home, horse property, farm, ranch, recreational retreat, or future development. Fully fenced, productive hay ground, open pasture, & a year-round pond, creating an excellent setting for livestock, horses, & agricultural use. Subdivision potential into multiple parcels, buyer to verify, this property also presents a valuable investment for builders & developers. Enjoy the privacy of country living while remaining just minutes from Cheney, Spokane, & Spokane International Airport. Rarely does a property combine acreage, infrastructure, flexibility, & development potential in such a desirable location, new price, $525,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

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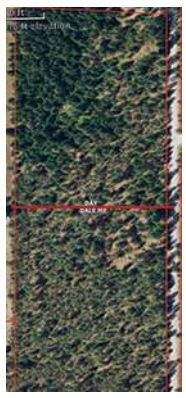

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Surveyed & recorded Chattaroy Hills neighborhood, 11.7 acres each of timbered rural traditional use land, both parcels contain access to power, water & XFinity cable at Regal Road. Parcel B also has an existing shed & a mobile home pad, asking $175,000 per parcel. Contact information, email dhday64@yahoo.com or call or text Dale Day, 509-385-6073

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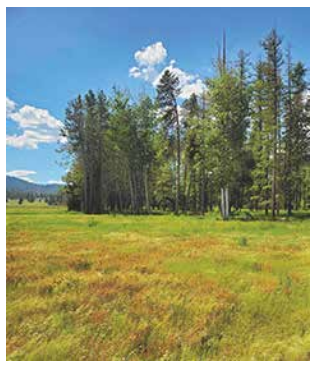

30 ACRES STEVENS COUNTY 4 MILES WEST OF DEER PARK
40 plus gpm well, driveway is in, secluded with views. Power is close, 10 acres of timber, 10 acres sub-irrigated pasture, 10 acres open ground with multiple building sites. $325,000, owner will carry contract with 25% down at 7% interest, terms negotiable. Call Chris, 509-939-3547

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Lundstrom St, Airway Heights. Each lot is .15 acre, zoned for commercial use. $55,250 for each lot. City water & sewer close by & power at the property line. Ready to take your contracting business to the next level with your own warehouse/ office space. Ideal for outside storage needs, too. Call Anne Anderson, 208-660-4621, Lakeshore Realty

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55 & UP RV LOT FOR RENT, AVAILABLE NOW!
Almost an acre, pets okay, full RV hook-ups, fenced & gated, very safe, clean & peaceful, $695 month. Dragoon Creek, Deer Park area, 10 miles North of Spokane on Hwy 395. Call 509-484-1102

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2017 CAN-AM SPYDER TOURING MOTORCYCLE
21,000 miles, gray in color, kept garaged, well maintained, $12,000. Call or text, 509-750-6261 Moses Lake

LOON LAKE RV RESORT IS OPEN YEAR ROUND & HAS LONG TERM SPACES
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Ford E450 Super Duty chassis, 6.8 Triton V10 motor, 46,951 miles. Excellent condition throughout, recently serviced, new Michelin tires, new awning, Onan Microquie 4000 generator, walkaround queen bed, cold AC, full winter cover, owner's manual. Calls only, 208-659-9483 Spokane

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4 cylinder, automatic, loaded, leather, sunroof, decent tires, custom wheels, runs & drives good $2295 or best offer. 509-489-5286 Spokane

1916-1990 LICENSE PLATES
Washington, Idaho, Montana, Oregon, register your vintage year license plates to the same year auto, pay only a one time fee. 509-926-9266; 509-999-9855 Spokane, dlee40@comcast.net

2003 JEEP GRAND CHEROKEE LIMITED
Leather interior is good, has a bad head gasket, new tires, $750 firm. 509-641-0800 Creston

2015 KIA CADENZA 4 DOOR SED
Leather seats, non-smoking, new powder coated mirror black rims, LOF, new wiper blades, new key fob, clean. 119,000 miles. $13,000. Kim Plese-509-953-2355

R&R Auto Sales
Great Cars. Great Prices
www.RandRAutoSpokane.com

1999 VW Cabrio Convertible 170k Miles, Manual	$3,500
2012 Ford Explorer 4 Wheel Drive, XLT, 152k Miles	$6,900
2012 Buick Lacrosse AWD	$6,995
2009 Honda Fit Great Gas Mileage, 151k Miles	$5,995
2014 Nissan Versa Great Miles	$3,995
2014 Mazda 3 115k miles	$3,995
2004 GMC Sierra 4x4 Pickup, Z-71	$4,995
2011 Chevy Tahoe AWD, Leather, Sun Roof, 3rd Row	$6,995

3001 E Heroy Ave, Spokane
509-534-3672
www.RandRAutoSpokane.com

4th of July Fireworks America 250 Celebration & Spokane Symphony Concert

Saturday, July 4, 10am

Martin Woldson Theater, 1001 W. Sprague Ave, Spokane

Get ready to celebrate Independence Day with an unforgettable evening of music, fun, and fireworks at Riverfront Park's Lilac Bowl! Join us for the 4th of July Fireworks America 250 Celebration & Spokane Symphony Concert presented by ICCU, featuring performances by MasterClass Big Band and then the Spokane Symphony performing live until the fireworks start! Bring your lawn chairs, blankets, family, and friends to enjoy a full evening of celebration. This is a free community event you won't want to miss! A full day of events! 10 a.m. – 11 a.m. | Independence Day Themed Historic Tour 11 a.m. – 12 p.m. | Independence Day Themed Historic Tour 12 p.m. – 11 p.m. | Summer Carnival & Vendor Open 5:30 p.m. | Beer Garden Opens in Lilac Bowl 5:30 p.m. – 7 p.m. | Masterclass Big Band 8:45 p.m. – 10 p.m. | Spokane Symphony 10 p.m. | Fireworks Celebration Ticket Information: Ticket Prices: FREE & open to the public

2007 FORD FUSION SE
4 cylinder, automatic, cold AC, loaded, nice tires, custom wheels, all around good dependable car, $1395 or best offer. 509-489-5286 Spokane

V8 AUTO SALES HAS A GREAT SELECTION OF USED VEHICLES
Check out our website, www.V8AutoSales.com We offer a great variety of quality used vehicles. Easy financing OAC. Call or stop by V8 Auto Sales, 6612 N. Market Street, Spokane. 509-866-1313

1980 EL CAMINO WITH CANOPY
New 350 Edelbrock carburetor, master brakes system, distributor, ignition, good tires, custom wheels, classic car, very clean, $4750 or best offer. Leave message 206-271-4935 Wenatchee

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, July 2, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2012 Ford Fusion CVZ21-33, #3FAHP0JG8CR382-234; 2001 Mitsubishi Eclipse CU7633, #4A3AC-54H21E114317

DO YOU HAVE A CAR THAT IS IN YOUR WAY?
Don't know what to do with your vehicle that does not run? Give us a call & we will tow it away! We handle all the paperwork & in some cases we will pay you for your car. (If your neighbor has an eyesore car that is bugging you, give him this ad) AA-Aces Towing & Vehicle Removal 509-475-5387 www.AA-AcesTowing.com

1932 FORD ROADSTER
Fiberglass body, crate 383 engine, th350 transmission, Ford 9" rear end, very nice street rod, black in color, maroon interior & soft top, less than 1300 miles. Turn key, owner passed, asking $36,500 or best offer. Call or text, 509-860-5478 Omak

2007 DODGE DUALLY RAM 3500
Officially Ram 3500 1 ton truck is a heavy duty workhorse, powered by the legendary 6.7L, Cummins turbo diesel engine, 4 door extended cab, 3500 series, all electric power windows & other, asking $19,400. More information, call 530-515-5044 Clarkston area

WANTED SMALL, OLDER 4X4, PRIVATE PARTY WELL KEPT VEHICLE
With service records. Will pay cash. Call 509-368-9827 Airway Heights

1999 DODGE DAKOTA SLT X CAB 4x4
V8, 5 speed, decent tires, it's a beast but it runs real good, $1495 or best offer. 509-489-5286 Spokane

DONATE YOUR CAR TO VETERANS TODAY!
Help & Support our Veterans. Fast, free pick up. 100% tax deductible. Call 800-245-0398

WORD SCRAMBLE

Rearrange the letters to spell something pertaining to Father's Day

R D R E A W

Answer: REWARD

PAYING CASH FOR JUNK OR REPAIRABLE RVS & CARS
Dependable, reliable service. Call Good Guys Towing, 509-218-2190 Spokane

BUYING JUNK CARS, REPAIRABLE RVS
Old motorcycles too. Dependable service! Good Guys Towing, 509-218-2190 Spokane

2001 FORD F250 XLT SUPERDUTY EXT. CAB 4x4
Automatic, AC, 7.3 diesel, 165,000 original miles, very clean pickup truck, $18,500. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

2008 PONTIAC G-5
4 cylinder automatic, most options, cold AC, tinted windows, like new tires, custom wheels, oil changed, runs & drives good, decent car, $2195 or best offer. 509-489-5286 Spokane